HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton

Date Released: December 2016

Canada

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Contents

LEGEND

Single Family	**Text**
Multiple Family	Text
Single + Multiple Family	Text

Edmonton Metropolitan Area

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Alberta Centres of 50,000 + Population

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Zone Map

Table 1a: Edmonton Metropolitan Area
Housing Starts: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	–	0	0	–	0	0	–
North Central	19	6	216.7	80	134	-40.3	99	140	-29.3
Northeast	25	34	-26.5	8	80	-90.0	33	114	-71.1
Northwest	43	34	26.5	169	89	89.9	212	123	72.4
South Central	10	5	100.0	60	120	-50.0	70	125	-44.0
Southeast	70	74	-5.4	40	107	-62.6	110	181	-39.2
Southwest	92	89	3.4	58	683	-91.5	150	772	-80.6
West	65	55	18.2	28	31	-9.7	93	86	8.1
Total Edmonton City	**324**	**297**	**9.1**	**443**	**1,244**	**-64.4**	**767**	**1,541**	**-50.2**
Beaumont Town	25	13	92.3	2	24	-91.7	27	37	-27.0
Calmar Town	0	0	–	0	0	–	0	0	–
Devon Town	1	0	–	32	0	–	33	0	–
Fort Saskatchewan City	3	5	-40.0	8	13	-38.5	11	18	-38.9
Gibbons Town	1	0	–	0	0	–	1	0	–
Leduc City	7	18	-61.1	10	0	–	17	18	-5.6
Leduc County	8	7	14.3	2	0	–	10	7	42.9
Morinville Town	2	2	0.0	0	3	-100.0	2	5	-60.0
Parkland County	15	15	0.0	0	0	–	15	15	0.0
Spruce Grove City	15	7	114.3	18	16	12.5	33	23	43.5
St. Albert City	14	17	-17.6	23	4	475.0	37	21	76.2
Stony Plain Town	4	0	–	2	0	–	6	0	–
Strathcona County	13	18	-27.8	10	4	150.0	23	22	4.5
Sturgeon County	2	7	-71.4	0	0	–	2	7	-71.4
First Nations	0	0	–	0	0	–	0	0	–
Other Centres	2	3	-33.3	0	4	-100.0	2	7	-71.4
Total Rural	**112**	**112**	**0.0**	**107**	**68**	**57.4**	**219**	**180**	**21.7**
Grand Total	**436**	**409**	**6.6**	**550**	**1,312**	**-58.1**	**986**	**1,721**	**-42.7**

Table 1b: Edmonton Metropolitan Area
Housing Starts: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	159	88	80.7	267	1,331	-79.9	426	1,419	-70.0
Northeast	275	346	-20.5	306	541	-43.4	581	887	-34.5
Northwest	286	541	-47.1	495	888	-44.3	781	1,429	-45.3
South Central	109	118	-7.6	345	303	13.9	454	421	7.8
Southeast	633	772	-18.0	817	1,317	-38.0	1,450	2,089	-30.6
Southwest	770	1,147	-32.9	1,236	3,692	-66.5	2,006	4,839	-58.5
West	521	759	-31.4	451	909	-50.4	972	1,668	-41.7
Total Edmonton City	**2,753**	**3,771**	**-27.0**	**3,917**	**8,981**	**-56.4**	**6,670**	**12,752**	**-47.7**
Beaumont Town	163	151	7.9	34	264	-87.1	197	415	-52.5
Calmar Town	4	11	-63.6	0	4	--	4	15	-73.3
Devon Town	8	5	60.0	42	2	2,000.0	50	7	614.3
Fort Saskatchewan City	74	159	-53.5	172	322	-46.6	246	481	-48.9
Gibbons Town	1	2	-50.0	0	0	--	1	2	-50.0
Leduc City	103	190	-45.8	100	135	-25.9	203	325	-37.5
Leduc County	83	125	-33.6	11	0	--	94	125	-24.8
Morinville Town	22	42	-47.6	8	25	-68.0	30	67	-55.2
Parkland County	119	144	-17.4	0	0	--	119	144	-17.4
Spruce Grove City	146	213	-31.5	218	301	-27.6	364	514	-29.2
St. Albert City	117	156	-25.0	568	69	723.2	685	225	204.4
Stony Plain Town	58	80	-27.5	44	317	-86.1	102	397	-74.3
Strathcona County	158	248	-36.3	278	473	-41.2	436	721	-39.5
Sturgeon County	94	101	-6.9	0	0	--	94	101	-6.9
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	23	26	-11.5	6	10	-40.0	29	36	-19.4
Total Rural	**1,173**	**1,653**	**-29.0**	**1,481**	**1,922**	**-22.9**	**2,654**	**3,575**	**-25.8**
Grand Total	**3,926**	**5,424**	**-27.6**	**5,398**	**10,903**	**-50.5**	**9,324**	**16,327**	**-42.9**

Table 2a: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	1	0.0	0	0	--	15	5	200.0	3	0	--	19	6	216.7
Northeast	0	2	-100.0	0	0	--	25	30	-16.7	0	2	-100.0	25	34	-26.5
Northwest	0	1	-100.0	0	0	--	40	32	25.0	3	1	200.0	43	34	26.5
South Central	1	0	--	0	0	--	9	5	80.0	0	0	--	10	5	100.0
Southeast	2	0	--	1	0	--	64	73	-12.3	3	1	200.0	70	74	-5.4
Southwest	0	2	-100.0	0	0	--	84	81	3.7	8	6	33.3	92	89	3.4
West	2	1	100.0	0	0	--	62	50	24.0	1	4	-75.0	65	55	18.2
Total Edmonton City	**6**	**7**	**-14.3**	**1**	**0**	**--**	**299**	**276**	**8.3**	**18**	**14**	**28.6**	**324**	**297**	**9.1**
Beaumont Town	0	1	-100.0	0	0	--	19	9	111.1	6	3	100.0	25	13	92.3
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	0	0	--	0	0	--	0	0	--	3	5	-40.0	3	5	-40.0
Gibbons Town	0	0	--	0	0	--	0	0	--	1	0	--	1	0	--
Leduc City	0	2	-100.0	0	0	--	5	14	-64.3	2	2	0.0	7	18	-61.1
Leduc County	2	0	--	0	0	--	1	1	0.0	5	6	-16.7	8	7	14.3
Morinville Town	0	0	--	0	0	--	0	0	--	2	2	0.0	2	2	0.0
Parkland County	2	1	100.0	0	0	--	2	2	0.0	11	12	-8.3	15	15	0.0
Spruce Grove City	0	0	--	0	0	--	1	5	-80.0	14	2	600.0	15	7	114.3
St. Albert City	0	0	--	0	0	--	1	6	-83.3	13	11	18.2	14	17	-17.6
Stony Plain Town	0	0	--	0	0	--	1	0	--	3	0	--	4	0	--
Strathcona County	0	0	--	0	1	-100.0	0	0	--	13	17	-23.5	13	18	-27.8
Sturgeon County	0	0	--	0	0	--	0	0	--	2	7	-71.4	2	7	-71.4
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	2	-50.0	0	0	--	0	1	-100.0	1	0	--	2	3	-33.3
Total Rural	**5**	**6**	**-16.7**	**0**	**1**	**-100.0**	**31**	**38**	**-18.4**	**76**	**67**	**13.4**	**112**	**112**	**0.0**
Grand Total	**11**	**13**	**-15.4**	**1**	**1**	**0.0**	**330**	**314**	**5.1**	**94**	**81**	**16.0**	**436**	**409**	**6.6**

Table 2b: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type, Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	7	11	-36.4	2	2	0.0	140	64	118.8	10	11	-9.1	159	88	80.7
Northeast	5	6	-16.7	2	1	100.0	266	317	-16.1	2	22	-90.9	275	346	-20.5
Northwest	6	10	-40.0	0	9	-100.0	272	469	-42.0	8	53	-84.9	286	541	-47.1
South Central	5	2	150.0	1	1	0.0	94	96	-2.1	9	19	-52.6	109	118	-7.6
Southeast	5	4	25.0	6	10	-40.0	617	754	-18.2	5	4	25.0	633	772	-18.0
Southwest	21	29	-27.6	3	5	-40.0	713	989	-27.9	33	124	-73.4	770	1,147	-32.9
West	20	29	-31.0	2	1	100.0	485	636	-23.7	14	93	-84.9	521	759	-31.4
Total Edmonton City	**69**	**91**	**-24.2**	**16**	**29**	**-44.8**	**2,587**	**3,325**	**-22.2**	**81**	**326**	**-75.2**	**2,753**	**3,771**	**-27.0**
Beaumont Town	3	4	-25.0	0	0	--	151	141	7.1	9	6	50.0	163	151	7.9
Calmar Town	0	0	--	0	0	--	4	9	-55.6	0	2	-100.0	4	11	-63.6
Devon Town	0	1	-100.0	0	0	--	6	2	200.0	2	2	0.0	8	5	60.0
Fort Saskatchewan City	2	2	0.0	0	0	--	3	9	-66.7	69	148	-53.4	74	159	-53.5
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	1	1	0.0	1	2	-50.0
Leduc City	16	6	166.7	0	0	--	77	172	-55.2	10	12	-16.7	103	190	-45.8
Leduc County	21	14	50.0	0	1	-100.0	18	30	-40.0	44	80	-45.0	83	125	-33.6
Morinville Town	0	3	-100.0	0	0	--	1	4	-75.0	21	35	-40.0	22	42	-47.6
Parkland County	19	22	-13.6	2	0	--	20	31	-35.5	78	91	-14.3	119	144	-17.4
Spruce Grove City	2	3	-33.3	9	0	--	110	117	-6.0	25	93	-73.1	146	213	-31.5
St. Albert City	5	5	0.0	0	0	--	21	30	-30.0	91	121	-24.8	117	156	-25.0
Stony Plain Town	1	2	-50.0	0	0	--	37	35	5.7	20	43	-53.5	58	80	-27.5
Strathcona County	2	3	-33.3	0	1	-100.0	8	0	--	148	244	-39.3	158	248	-36.3
Sturgeon County	5	2	150.0	0	0	--	4	3	33.3	85	96	-11.5	94	101	-6.9
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	9	11	-18.2	0	1	-100.0	4	3	33.3	10	11	-9.1	23	26	-11.5
Total Rural	**85**	**78**	**9.0**	**11**	**3**	**266.7**	**464**	**587**	**-21.0**	**613**	**985**	**-37.8**	**1,173**	**1,653**	**-29.0**
Grand Total	**154**	**169**	**-8.9**	**27**	**32**	**-15.6**	**3,051**	**3,912**	**-22.0**	**694**	**1,311**	**-47.1**	**3,926**	**5,424**	**-27.6**

Table 3a: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	6	0	0	0	0	70	70	4	80
Northeast	8	0	0	0	0	0	0	0	8
Northwest	6	0	132	132	19	12	31	0	169
South Central	10	0	0	0	0	50	50	0	60
Southeast	16	0	0	0	15	0	15	9	40
Southwest	54	0	0	0	0	0	0	4	58
West	28	0	0	0	0	0	0	0	28
Total Edmonton City	**128**	**0**	**132**	**132**	**34**	**132**	**166**	**17**	**443**
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	32	32	0	32
Fort Saskatchewan City	8	0	0	0	0	0	0	0	8
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	10	0	0	0	0	0	0	0	10
Leduc County	2	0	0	0	0	0	0	0	2
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	0	0	0	0	0	0	18
St. Albert City	10	0	0	0	0	0	0	13	23
Stony Plain Town	2	0	0	0	0	0	0	0	2
Strathcona County	6	0	0	0	0	0	0	4	10
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**58**	**0**	**0**	**0**	**0**	**32**	**32**	**17**	**107**
Grand Total	**186**	**0**	**132**	**132**	**34**	**164**	**198**	**34**	**550**

Table 3b: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	78	0	26	26	34	102	136	27	267
Northeast	138	0	55	55	19	79	98	15	306
Northwest	70	0	184	184	138	103	241	0	495
South Central	54	0	60	60	4	224	228	3	345
Southeast	346	0	122	122	155	89	244	105	817
Southwest	362	100	219	319	141	284	425	130	1,236
West	186	0	92	92	40	82	122	51	451
Total Edmonton City	**1,234**	**100**	**758**	**858**	**531**	**963**	**1,494**	**331**	**3,917**
Beaumont Town	30	0	0	0	0	0	0	4	34
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	10	0	0	0	0	32	32	0	42
Fort Saskatchewan City	100	0	48	48	0	0	0	24	172
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	66	0	0	0	18	0	18	16	100
Leduc County	8	0	0	0	0	0	0	3	11
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	140	0	0	0	30	0	30	48	218
St. Albert City	112	15	0	15	22	406	428	13	568
Stony Plain Town	38	0	0	0	0	3	3	3	44
Strathcona County	88	0	172	172	11	0	11	7	278
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	0	0	0	4	6
Total Rural	**602**	**15**	**220**	**235**	**81**	**441**	**522**	**122**	**1,481**
Grand Total	**1,836**	**115**	**978**	**1,093**	**612**	**1,404**	**2,016**	**453**	**5,398**

Table 4a: Edmonton Metropolitan Area
Housing Completions: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	12	8	50.0	11	19	-42.1	23	27	-14.8
Northeast	47	29	62.1	18	88	-79.5	65	117	-44.4
Northwest	23	66	-65.2	57	98	-41.8	80	164	-51.2
South Central	10	12	-16.7	0	20	-100.0	10	32	-68.8
Southeast	56	82	-31.7	176	335	-47.5	232	417	-44.4
Southwest	86	167	-48.5	244	172	41.9	330	339	-2.7
West	48	108	-55.6	24	70	-65.7	72	178	-59.6
Total Edmonton City	**282**	**472**	**-40.3**	**530**	**802**	**-33.9**	**812**	**1,274**	**-36.3**
Beaumont Town	18	13	38.5	0	12	-100.0	18	25	-28.0
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	10	25	-60.0	0	83	-100.0	10	108	-90.7
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	10	29	-65.5	12	4	200.0	22	33	-33.3
Leduc County	14	20	-30.0	3	0	--	17	20	-15.0
Morinville Town	2	0	--	0	0	--	2	0	--
Parkland County	16	25	-36.0	0	2	-100.0	16	27	-40.7
Spruce Grove City	20	28	-28.6	22	26	-15.4	42	54	-22.2
St. Albert City	5	13	-61.5	119	10	1,090.0	124	23	439.1
Stony Plain Town	10	7	42.9	8	2	300.0	18	9	100.0
Strathcona County	14	28	-50.0	12	80	-85.0	26	108	-75.9
Sturgeon County	3	8	-62.5	0	0	--	3	8	-62.5
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	4	4	0.0	0	0	--	4	4	0.0
Total Rural	**126**	**202**	**-37.6**	**176**	**219**	**-19.6**	**302**	**421**	**-28.3**
Grand Total	**408**	**674**	**-39.5**	**706**	**1,021**	**-30.9**	**1,114**	**1,695**	**-34.3**

Table 4b: Edmonton Metropolitan Area
Housing Completions: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	114	128	-10.9	1,410	337	318.4	1,524	465	227.7
Northeast	334	363	-8.0	357	899	-60.3	691	1,262	-45.2
Northwest	388	873	-55.6	520	891	-41.6	908	1,764	-48.5
South Central	99	117	-15.4	253	229	10.5	352	346	1.7
Southeast	725	850	-14.7	1,132	1,497	-24.4	1,857	2,347	-20.9
Southwest	914	1,240	-26.3	2,800	2,553	9.7	3,714	3,793	-2.1
West	595	857	-30.6	834	597	39.7	1,429	1,454	-1.7
Total Edmonton City	**3,169**	**4,428**	**-28.4**	**7,306**	**7,003**	**4.3**	**10,475**	**11,431**	**-8.4**
Beaumont Town	163	121	34.7	189	40	372.5	352	161	118.6
Calmar Town	11	23	-52.2	4	0	--	15	23	-34.8
Devon Town	3	8	-62.5	2	0	--	5	8	-37.5
Fort Saskatchewan City	92	226	-59.3	305	231	32.0	397	457	-13.1
Gibbons Town	2	7	-71.4	0	0	--	2	7	-71.4
Leduc City	183	251	-27.1	363	267	36.0	546	518	5.4
Leduc County	118	140	-15.7	7	0	--	125	140	-10.7
Morinville Town	40	68	-41.2	55	13	323.1	95	81	17.3
Parkland County	134	150	-10.7	0	6	--	134	156	-14.1
Spruce Grove City	162	322	-49.7	421	518	-18.7	583	840	-30.6
St. Albert City	142	180	-21.1	364	209	74.2	506	389	30.1
Stony Plain Town	55	93	-40.9	181	65	178.5	236	158	49.4
Strathcona County	202	251	-19.5	344	406	-15.3	546	657	-16.9
Sturgeon County	99	116	-14.7	0	0	--	99	116	-14.7
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	25	24	4.2	12	2	500.0	37	26	42.3
Total Rural	**1,431**	**1,980**	**-27.7**	**2,247**	**1,757**	**27.9**	**3,678**	**3,737**	**-1.6**
Grand Total	**4,600**	**6,408**	**-28.2**	**9,553**	**8,760**	**9.1**	**14,153**	**15,168**	**-6.7**

Table 5a: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	2	-50.0	0	0	--	11	6	83.3	0	0	--	12	8	50.0
Northeast	1	1	0.0	0	0	--	46	28	64.3	0	0	--	47	29	62.1
Northwest	1	0	--	0	2	-100.0	22	64	-65.6	0	0	--	23	66	-65.2
South Central	0	1	-100.0	0	0	--	9	11	-18.2	1	0	--	10	12	-16.7
Southeast	2	1	100.0	1	2	-50.0	53	79	-32.9	0	0	--	56	82	-31.7
Southwest	3	2	50.0	0	1	-100.0	83	162	-48.8	0	2	-100.0	86	167	-48.5
West	0	8	-100.0	0	1	-100.0	48	98	-51.0	0	1	-100.0	48	108	-55.6
Total Edmonton City	**8**	**15**	**-46.7**	**1**	**6**	**-83.3**	**272**	**448**	**-39.3**	**1**	**3**	**-66.7**	**282**	**472**	**-40.3**
Beaumont Town	1	0	--	0	0	--	17	13	30.8	0	0	--	18	13	38.5
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Fort Saskatchewan City	0	2	-100.0	0	0	--	10	23	-56.5	0	0	--	10	25	-60.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	2	-50.0	0	0	--	9	27	-66.7	0	0	--	10	29	-65.5
Leduc County	4	9	-55.6	0	1	-100.0	5	4	25.0	5	6	-16.7	14	20	-30.0
Morinville Town	0	0	--	0	0	--	2	0	--	0	0	--	2	0	--
Parkland County	4	11	-63.6	0	0	--	6	7	-14.3	6	7	-14.3	16	25	-36.0
Spruce Grove City	0	6	-100.0	0	0	--	20	22	-9.1	0	0	--	20	28	-28.6
St. Albert City	1	2	-50.0	0	0	--	4	11	-63.6	0	0	--	5	13	-61.5
Stony Plain Town	1	1	0.0	0	0	--	8	6	33.3	1	0	--	10	7	42.9
Strathcona County	1	3	-66.7	0	0	--	13	25	-48.0	0	0	--	14	28	-50.0
Sturgeon County	0	3	-100.0	0	0	--	3	4	-25.0	0	1	-100.0	3	8	-62.5
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	3	-33.3	0	0	--	2	1	100.0	0	0	--	4	4	0.0
Total Rural	**15**	**43**	**-65.1**	**0**	**1**	**-100.0**	**99**	**144**	**-31.3**	**12**	**14**	**-14.3**	**126**	**202**	**-37.6**
Grand Total	**23**	**58**	**-60.3**	**1**	**7**	**-85.7**	**371**	**592**	**-37.3**	**13**	**17**	**-23.5**	**408**	**674**	**-39.5**

Table 5b: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	12	18	-33.3	5	6	-16.7	94	99	-5.1	3	5	-40.0	114	128	-10.9
Northeast	7	7	0.0	3	5	-40.0	324	351	-7.7	0	0	--	334	363	-8.0
Northwest	11	11	0.0	5	13	-61.5	371	846	-56.1	1	3	-66.7	388	873	-55.6
South Central	2	6	-66.7	2	0	--	80	105	-23.8	15	6	150.0	99	117	-15.4
Southeast	8	5	60.0	7	10	-30.0	709	835	-15.1	1	0	--	725	850	-14.7
Southwest	31	33	-6.1	3	2	50.0	876	1,200	-27.0	4	5	-20.0	914	1,240	-26.3
West	17	48	-64.6	2	1	100.0	571	806	-29.2	5	2	150.0	595	857	-30.6
Total Edmonton City	**88**	**128**	**-31.3**	**27**	**37**	**-27.0**	**3,025**	**4,242**	**-28.7**	**29**	**21**	**38.1**	**3,169**	**4,428**	**-28.4**
Beaumont Town	7	6	16.7	0	0	--	155	115	34.8	1	0	--	163	121	34.7
Calmar Town	0	1	-100.0	0	0	--	11	22	-50.0	0	0	--	11	23	-52.2
Devon Town	3	2	50.0	0	0	--	0	6	-100.0	0	0	--	3	8	-62.5
Fort Saskatchewan City	8	21	-61.9	0	3	-100.0	82	202	-59.4	2	0	--	92	226	-59.3
Gibbons Town	0	0	--	0	2	-100.0	2	4	-50.0	0	1	-100.0	2	7	-71.4
Leduc City	11	23	-52.2	0	2	-100.0	172	226	-23.9	0	0	--	183	251	-27.1
Leduc County	44	52	-15.4	1	1	0.0	57	60	-5.0	16	27	-40.7	118	140	-15.7
Morinville Town	3	11	-72.7	0	6	-100.0	37	51	-27.5	0	0	--	40	68	-41.2
Parkland County	44	81	-45.7	1	2	-50.0	59	33	78.8	30	34	-11.8	134	150	-10.7
Spruce Grove City	5	21	-76.2	1	0	--	156	300	-48.0	0	1	-100.0	162	322	-49.7
St. Albert City	23	24	-4.2	1	0	--	118	155	-23.9	0	1	-100.0	142	180	-21.1
Stony Plain Town	6	7	-14.3	0	0	--	48	72	-33.3	1	14	-92.9	55	93	-40.9
Strathcona County	44	49	-10.2	2	5	-60.0	155	194	-20.1	1	3	-66.7	202	251	-19.5
Sturgeon County	31	50	-38.0	0	0	--	42	51	-17.6	26	15	73.3	99	116	-14.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	11	16	-31.3	2	0	--	9	6	50.0	3	2	50.0	25	24	4.2
Total Rural	**240**	**364**	**-34.1**	**8**	**21**	**-61.9**	**1,103**	**1,497**	**-26.3**	**80**	**98**	**-18.4**	**1,431**	**1,980**	**-27.7**
Grand Total	**328**	**492**	**-33.3**	**35**	**58**	**-39.7**	**4,128**	**5,739**	**-28.1**	**109**	**119**	**-8.4**	**4,600**	**6,408**	**-28.2**

Table 6a: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	0	0	0	0	0	0	3	11
Northeast	18	0	0	0	0	0	0	0	18
Northwest	8	0	0	0	37	12	49	0	57
South Central	0	0	0	0	0	0	0	0	0
Southeast	28	0	0	0	23	112	135	13	176
Southwest	26	32	182	214	0	0	0	4	244
West	24	0	0	0	0	0	0	0	24
Total Edmonton City	**112**	**32**	**182**	**214**	**60**	**124**	**184**	**20**	**530**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	4	12
Leduc County	0	0	0	0	0	0	0	3	3
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	12	0	0	0	10	0	10	0	22
St. Albert City	4	0	110	110	5	0	5	0	119
Stony Plain Town	4	0	0	0	4	0	4	0	8
Strathcona County	12	0	0	0	0	0	0	0	12
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**40**	**0**	**110**	**110**	**19**	**0**	**19**	**7**	**176**
Grand Total	**152**	**32**	**292**	**324**	**79**	**124**	**203**	**27**	**706**

Table 6b: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	134	33	865	898	29	321	350	28	1,410
Northeast	142	0	161	161	47	0	47	7	357
Northwest	116	53	0	53	191	160	351	0	520
South Central	98	0	67	67	0	77	77	11	253
Southeast	324	0	0	0	205	504	709	99	1,132
Southwest	480	123	908	1,031	89	1,091	1,180	109	2,800
West	284	0	131	131	142	241	383	36	834
Total Edmonton City	**1,578**	**209**	**2,132**	**2,341**	**703**	**2,394**	**3,097**	**290**	**7,306**
Beaumont Town	40	65	63	128	0	8	8	13	189
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	104	73	96	169	22	0	22	10	305
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	48	4	250	254	20	0	20	41	363
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	16	0	36	36	0	3	3	0	55
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	162	34	72	106	31	68	99	54	421
St. Albert City	78	50	220	270	16	0	16	0	364
Stony Plain Town	32	0	126	126	20	0	20	3	181
Strathcona County	76	0	260	260	4	0	4	4	344
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	4	4	4	0	4	4	12
Total Rural	**562**	**230**	**1,127**	**1,357**	**117**	**79**	**196**	**132**	**2,247**
Grand Total	**2,140**	**439**	**3,259**	**3,698**	**820**	**2,473**	**3,293**	**422**	**9,553**

Table 7: Edmonton Metropolitan Area
Housing Under Construction by Zone: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	128	88	45.5	1,658	2,760	-39.9	1,786	2,848	-37.3
Northeast	154	214	-28.0	330	405	-18.5	484	619	-21.8
Northwest	171	321	-46.7	627	816	-23.2	798	1,137	-29.8
South Central	99	99	0.0	451	365	23.6	550	464	18.5
Southeast	358	491	-27.1	557	928	-40.0	915	1,419	-35.5
Southwest	534	782	-31.7	1,873	3,358	-44.2	2,407	4,140	-41.9
West	336	474	-29.1	509	1,039	-51.0	845	1,513	-44.2
Total Edmonton City	**1,780**	**2,469**	**-27.9**	**6,005**	**9,671**	**-37.9**	**7,785**	**12,140**	**-35.9**
Beaumont Town	132	146	-9.6	26	186	-86.0	158	332	-52.4
Calmar Town	9	20	-55.0	0	4	-100.0	9	24	-62.5
Devon Town	8	3	166.7	42	2	2,000.0	50	5	900.0
Fort Saskatchewan City	42	81	-48.1	78	216	-63.9	120	297	-59.6
Gibbons Town	1	2	-50.0	0	0	--	1	2	-50.0
Leduc City	84	171	-50.9	78	349	-77.7	162	520	-68.8
Leduc County	65	111	-41.4	4	0	--	69	111	-37.8
Morinville Town	14	35	-60.0	8	57	-86.0	22	92	-76.1
Parkland County	93	117	-20.5	0	0	--	93	117	-20.5
Spruce Grove City	93	106	-12.3	156	326	-52.1	249	432	-42.4
St. Albert City	84	111	-24.3	510	313	62.9	594	424	40.1
Stony Plain Town	53	51	3.9	159	283	-43.8	212	334	-36.5
Strathcona County	126	184	-31.5	294	413	-28.8	420	597	-29.6
Sturgeon County	72	83	-13.3	0	0	--	72	83	-13.3
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	16	19	-15.8	8	14	-42.9	24	33	-27.3
Total Rural	**892**	**1,240**	**-28.1**	**1,363**	**2,163**	**-37.0**	**2,255**	**3,403**	**-33.7**
Grand Total	**2,672**	**3,709**	**-28.0**	**7,368**	**11,834**	**-37.7**	**10,040**	**15,543**	**-35.4**

Table 8: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	7	-42.9	1	4	-75.0	114	65	75.4	9	12	-25.0	128	88	45.5
Northeast	4	6	-33.3	1	2	-50.0	148	187	-20.9	1	19	-94.7	154	214	-28.0
Northwest	1	9	-88.9	0	8	-100.0	164	254	-35.4	6	50	-88.0	171	321	-46.7
South Central	4	2	100.0	1	1	0.0	85	76	11.8	9	20	-55.0	99	99	0.0
Southeast	2	3	-33.3	4	5	-20.0	348	480	-27.5	4	3	33.3	358	491	-27.1
Southwest	15	23	-34.8	3	3	0.0	479	649	-26.2	37	107	-65.4	534	782	-31.7
West	13	9	44.4	2	0	--	306	382	-19.9	15	83	-81.9	336	474	-29.1
Total Edmonton City	**43**	**59**	**-27.1**	**12**	**23**	**-47.8**	**1,644**	**2,093**	**-21.5**	**81**	**294**	**-72.4**	**1,780**	**2,469**	**-27.9**
Beaumont Town	1	4	-75.0	0	0	--	122	137	-10.9	9	5	80.0	132	146	-9.6
Calmar Town	1	0	--	0	1	-100.0	8	17	-52.9	0	2	-100.0	9	20	-55.0
Devon Town	0	0	--	0	0	--	6	0	--	2	3	-33.3	8	3	166.7
Fort Saskatchewan City	2	2	0.0	0	0	--	5	26	-80.8	35	53	-34.0	42	81	-48.1
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	1	1	0.0	1	2	-50.0
Leduc City	15	8	87.5	0	0	--	59	155	-61.9	10	8	25.0	84	171	-50.9
Leduc County	16	21	-23.8	1	1	0.0	18	40	-55.0	30	49	-38.8	65	111	-41.4
Morinville Town	0	4	-100.0	0	0	--	0	6	-100.0	14	25	-44.0	14	35	-60.0
Parkland County	19	30	-36.7	1	0	--	18	44	-59.1	55	43	27.9	93	117	-20.5
Spruce Grove City	2	3	-33.3	8	0	--	59	88	-33.0	24	15	60.0	93	106	-12.3
St. Albert City	3	5	-40.0	0	0	--	18	23	-21.7	63	83	-24.1	84	111	-24.3
Stony Plain Town	0	4	-100.0	0	0	--	23	30	-23.3	30	17	76.5	53	51	3.9
Strathcona County	8	9	-11.1	0	2	-100.0	22	55	-60.0	96	118	-18.6	126	184	-31.5
Sturgeon County	5	3	66.7	0	0	--	6	8	-25.0	61	72	-15.3	72	83	-13.3
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	7	8	-12.5	0	2	-100.0	2	3	-33.3	7	6	16.7	16	19	-15.8
Total Rural	**79**	**101**	**-21.8**	**10**	**6**	**66.7**	**366**	**533**	**-42.2**	**437**	**500**	**-12.6**	**892**	**1,240**	**-28.1**
Grand Total	**122**	**160**	**-23.8**	**22**	**29**	**-24.1**	**2,010**	**2,726**	**-26.3**	**518**	**794**	**-34.8**	**2,672**	**3,709**	**-28.0**

Table 9: Edmonton Metropolitan Area
Multiple Housing Under Construction by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	64	4	518	522	39	995	1,034	38	1,658
Northeast	78	0	55	55	15	163	178	19	330
Northwest	54	0	184	184	117	272	389	0	627
South Central	42	0	62	62	4	340	344	3	451
Southeast	198	0	122	122	77	80	157	80	557
Southwest	276	80	706	786	106	577	683	128	1,873
West	132	0	83	83	45	212	257	37	509
Total Edmonton City	**844**	**84**	**1,730**	**1,814**	**403**	**2,639**	**3,042**	**305**	**6,005**
Beaumont Town	26	0	0	0	0	0	0	0	26
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	10	0	0	0	0	32	32	0	42
Fort Saskatchewan City	58	0	0	0	0	0	0	20	78
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	50	0	0	0	24	0	24	4	78
Leduc County	4	0	0	0	0	0	0	0	4
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	96	22	0	22	26	0	26	12	156
St. Albert City	72	0	87	87	13	325	338	13	510
Stony Plain Town	48	33	66	99	0	12	12	0	159
Strathcona County	48	0	172	172	11	56	67	7	294
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	4	0	0	0	0	0	0	4	8
Total Rural	**424**	**55**	**325**	**380**	**74**	**425**	**499**	**60**	**1,363**
Grand Total	**1,268**	**139**	**2,055**	**2,194**	**477**	**3,064**	**3,541**	**365**	**7,368**

Table 10: Edmonton Metropolitan Area
Housing Starts: 2016 vs 2015

	Singles			Multiples			Total		
Month	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	263	446	-41.0	338	1,386	-75.6	601	1,832	-67.2
February	325	499	-34.9	311	1,447	-78.5	636	1,946	-67.3
March	290	477	-39.2	584	1,250	-53.3	874	1,727	-49.4
April	338	506	-33.2	797	780	2.2	1,135	1,286	-11.7
May	328	539	-39.1	487	674	-27.7	815	1,213	-32.8
June	335	553	-39.4	541	784	-31.0	876	1,337	-34.5
July	387	510	-24.1	378	1,213	-68.8	765	1,723	-55.6
August	342	513	-33.3	296	776	-61.9	638	1,289	-50.5
September	469	452	3.8	353	694	-49.1	822	1,146	-28.3
October	413	520	-20.6	763	587	30.0	1,176	1,107	6.2
November	436	409	6.6	550	1,312	-58.1	986	1,721	-42.7
Total	**3,926**	**5,424**	**-27.6**	**5,398**	**10,903**	**-50.5**	**9,324**	**16,327**	**-42.9**

Table 11: Edmonton Metropolitan Area
Housing Completions: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	500	419	19.3	691	300	130.3	1,191	719	65.6
February	409	551	-25.8	873	959	-9.0	1,282	1,510	-15.1
March	456	696	-34.5	785	876	-10.4	1,241	1,572	-21.1
April	470	529	-11.2	1,070	391	173.7	1,540	920	67.4
May	484	598	-19.1	661	696	-5.0	1,145	1,294	-11.5
June	413	623	-33.7	928	896	3.6	1,341	1,519	-11.7
July	384	679	-43.4	897	1,007	-10.9	1,281	1,686	-24.0
August	408	611	-33.2	1,198	825	45.2	1,606	1,436	11.8
September	341	520	-34.4	1,168	1,124	3.9	1,509	1,644	-8.2
October	327	508	-35.6	576	665	-13.4	903	1,173	-23.0
November	408	674	-39.5	706	1,021	-30.9	1,114	1,695	-34.3
Total	**4,600**	**6,408**	**-28.2**	**9,553**	**8,760**	**9.1**	**14,153**	**15,168**	**-6.7**

Table 12: Edmonton Metropolitan Area
Housing Under Construction: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	3,125	4,724	-33.8	11,198	11,122	0.7	14,323	15,846	-9.6
February	3,040	4,672	-34.9	10,636	11,610	-8.4	13,676	16,282	-16.0
March	2,870	4,454	-35.6	10,424	11,982	-13.0	13,294	16,436	-19.1
April	2,737	4,427	-38.2	10,151	12,363	-17.9	12,888	16,790	-23.2
May	2,581	4,367	-40.9	9,976	12,283	-18.8	12,557	16,650	-24.6
June	2,503	4,295	-41.7	9,591	12,130	-20.9	12,094	16,425	-26.4
July	2,502	4,126	-39.4	9,072	12,323	-26.4	11,574	16,449	-29.6
August	2,436	4,030	-39.6	8,170	12,218	-33.1	10,606	16,248	-34.7
September	2,562	3,962	-35.3	7,337	11,757	-37.6	9,899	15,719	-37.0
October	2,644	3,974	-33.5	7,524	11,543	-34.8	10,168	15,517	-34.5
November	2,672	3,709	-28.0	7,368	11,834	-37.7	10,040	15,543	-35.4

Table 13: Edmonton Metropolitan Area
Single-Detached Housing Starts by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	10	14	-28.6	2	2	0.0	220	320	-31.3	31	110	-71.8	263	446	-41.0
February	8	4	100.0	0	3	-100.0	290	383	-24.3	27	109	-75.2	325	499	-34.9
March	6	6	0.0	1	1	0.0	227	378	-39.9	56	92	-39.1	290	477	-39.2
April	12	17	-29.4	4	3	33.3	282	372	-24.2	40	114	-64.9	338	506	-33.2
May	16	24	-33.3	2	5	-60.0	267	402	-33.6	43	108	-60.2	328	539	-39.1
June	13	24	-45.8	11	5	120.0	241	409	-41.1	70	115	-39.1	335	553	-39.4
July	17	24	-29.2	2	4	-50.0	284	372	-23.7	84	110	-23.6	387	510	-24.1
August	17	12	41.7	0	4	-100.0	251	397	-36.8	74	100	-26.0	342	513	-33.3
September	13	13	0.0	4	1	300.0	350	188	86.2	102	250	-59.2	469	452	3.8
October	31	18	72.2	0	3	-100.0	309	377	-18.0	73	122	-40.2	413	520	-20.6
November	11	13	-15.4	1	1	0.0	330	314	5.1	94	81	16.0	436	409	6.6
Total	**154**	**169**	**-8.9**	**27**	**32**	**-15.6**	**3,061**	**3,912**	**-22.0**	**694**	**1,311**	**-47.1**	**3,926**	**5,424**	**-27.6**

Table 14: Edmonton Metropolitan Area
Single-Detached Housing Completions by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	24	33	-27.3	2	3	-33.3	467	374	24.9	7	9	-22.2	500	419	19.3
February	29	44	-34.1	4	6	-33.3	365	488	-25.2	11	13	-15.4	409	551	-25.8
March	34	73	-53.4	2	6	-66.7	407	609	-33.2	13	8	62.5	456	696	-34.5
April	21	20	5.0	7	3	133.3	435	503	-13.5	7	3	133.3	470	529	-11.2
May	48	54	-11.1	3	8	-62.5	429	531	-19.2	4	5	-20.0	484	598	-19.1
June	30	40	-25.0	1	5	-80.0	369	563	-34.5	13	15	-13.3	413	623	-33.7
July	33	36	-8.3	6	5	20.0	339	624	-45.7	6	14	-57.1	384	679	-43.4
August	40	55	-27.3	1	10	-90.0	353	533	-33.8	14	13	7.7	408	611	-33.2
September	23	34	-32.4	5	4	25.0	300	470	-36.2	13	12	8.3	341	520	-34.4
October	23	45	-48.9	3	1	200.0	293	452	-35.2	8	10	-20.0	327	508	-35.6
November	23	58	-60.3	1	7	-85.7	371	592	-37.3	13	17	-23.5	408	674	-39.5
Total	**328**	**492**	**-33.3**	**35**	**58**	**-39.7**	**4,128**	**5,739**	**-28.1**	**109**	**119**	**-8.4**	**4,600**	**6,408**	**-28.2**

Table 15: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	141	210	-32.9	26	36	-27.8	2,282	3,547	-35.7	676	931	-27.4	3,125	4,724	-33.8
February	140	208	-32.7	21	33	-36.4	2,271	3,558	-36.2	608	873	-30.4	3,040	4,672	-34.9
March	142	197	-27.9	21	31	-32.3	2,229	3,476	-35.9	478	750	-36.3	2,870	4,454	-35.6
April	151	204	-26.0	19	31	-38.7	2,172	3,416	-36.4	395	776	-49.1	2,737	4,427	-38.2
May	135	203	-33.5	18	29	-37.9	2,066	3,350	-38.3	362	785	-53.9	2,581	4,367	-40.9
June	131	211	-37.9	30	35	-14.3	1,985	3,304	-39.9	357	745	-52.1	2,503	4,295	-41.7
July	127	217	-41.5	27	36	-25.0	1,958	3,152	-37.9	390	721	-45.9	2,502	4,126	-39.4
August	118	199	-40.7	26	36	-27.8	1,899	3,107	-38.9	393	688	-42.9	2,436	4,030	-39.6
September	115	194	-40.7	25	32	-21.9	1,993	2,909	-31.5	429	827	-48.1	2,562	3,962	-35.3
October	128	182	-29.7	22	34	-35.3	2,020	2,912	-30.6	474	846	-44.0	2,644	3,974	-33.5
November	122	160	-23.8	22	29	-24.1	2,010	2,726	-26.3	518	794	-34.8	2,672	3,709	-28.0

Table 16: Edmonton Metropolitan Area
Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	142	0	52	52	73	6	79	65	338
February	136	80	0	80	56	0	56	39	311
March	144	0	0	0	63	370	433	7	584
April	142	0	262	262	24	354	378	15	797
May	154	15	55	70	67	146	213	50	487
June	232	20	180	200	42	40	82	27	541
July	140	0	144	144	54	0	54	40	378
August	160	0	0	0	63	19	82	54	296
September	198	0	5	5	84	12	96	54	353
October	202	0	148	148	52	293	345	68	763
November	186	0	132	132	34	164	198	34	550
Total	**1,836**	**115**	**978**	**1,093**	**612**	**1,404**	**2,016**	**453**	**5,398**

Table 17: Edmonton Metropolitan Area
Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	272	111	216	227	33	117	150	42	691
February	180	188	473	491	53	116	169	33	873
March	204	0	466	466	66	17	83	32	785
April	180	155	417	432	33	412	445	13	1,070
May	224	622	147	209	116	60	176	52	661
June	216	1000	116	216	103	371	474	22	928
July	190	766	198	274	124	228	352	81	897
August	148	266	269	295	66	634	700	55	1,198
September	202	655	571	636	101	200	301	29	1,168
October	172	344	94	128	46	194	240	36	576
November	152	322	292	324	79	124	203	27	706
Total	**2,140**	**4389**	**3,259**	**3,698**	**820**	**2,473**	**3,293**	**422**	**9,553**

Table 18: Edmonton Metropolitan Area
Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	1,450	316	2,996	3,312	823	5,228	6,051	385	11,198
February	1,406	396	3,226	3,622	815	4,409	5,224	384	10,636
March	1,344	402	2,756	3,158	810	4,753	5,563	359	10,424
April	1,306	440	2,607	3,047	748	4,689	5,437	361	10,151
May	1,234	414	2,546	2,960	683	4,743	5,426	356	9,976
June	1,252	350	2,604	2,954	613	4,418	5,031	354	9,591
July	1,202	278	2,578	2,856	543	4,162	4,705	309	9,072
August	1,214	256	2,431	2,687	540	3,421	3,961	308	8,170
September	1,204	191	2,056	2,247	523	3,030	3,553	333	7,337
October	1,234	171	2,110	2,281	529	3,129	3,658	351	7,524
November	1,268	139	2,055	2,194	477	3,064	3,541	365	7,368

Table 19: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	14	14	0.0	176	52	238.5	190	66	187.9
Northeast	83	89	-6.7	67	60	11.7	150	149	0.7
Northwest	71	119	-40.3	168	152	10.5	239	271	-11.8
South Central	6	5	20.0	20	10	100.0	26	15	73.3
Southeast	89	70	27.1	327	141	131.9	416	211	97.2
Southwest	88	43	104.7	655	281	133.1	743	324	129.3
West	49	36	36.1	77	16	381.3	126	52	142.3
Total Edmonton City	**400**	**376**	**6.4**	**1,490**	**712**	**109.3**	**1,890**	**1,088**	**73.7**
Beaumont Town	22	20	10.0	13	10	30.0	35	30	16.7
Calmar Town	3	3	0.0	0	0	--	3	3	0.0
Devon Town	2	1	100.0	0	0	--	2	1	100.0
Fort Saskatchewan City	28	64	-56.3	56	87	-35.6	84	151	-44.4
Gibbons Town	1	0	--	0	0	--	1	0	--
Leduc City	32	51	-37.3	112	39	187.2	144	90	60.0
Leduc County	10	6	66.7	0	0	--	10	6	66.7
Morinville Town	12	7	71.4	21	0	--	33	7	371.4
Parkland County	8	9	-11.1	0	0	--	8	9	-11.1
Spruce Grove City	39	59	-33.9	153	176	-13.1	192	235	-18.3
St. Albert City	35	32	9.4	145	20	625.0	180	52	246.2
Stony Plain Town	23	22	4.5	68	37	83.8	91	59	54.2
Strathcona County	20	33	-39.4	113	40	182.5	133	73	82.2
Sturgeon County	4	0	--	0	0	--	4	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	3	4	-25.0	7	0	--	10	4	150.0
Total Rural	**242**	**311**	**-22.2**	**688**	**409**	**68.2**	**930**	**720**	**29.2**
Grand Total	**642**	**687**	**-6.6**	**2,178**	**1,121**	**94.3**	**2,820**	**1,808**	**56.0**

Table 20: Edmonton Metropolitan Area

Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2016

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	822	514	59.9	1,233	601	105.2	2,055	1,115	84.3
February	828	562	47.3	1,572	683	130.2	2,400	1,245	92.8
March	841	592	42.1	1,952	871	124.1	2,793	1,463	90.9
April	846	601	40.8	2,121	830	155.5	2,967	1,431	107.3
May	881	606	44.9	1,966	869	126.2	2,847	1,477	92.8
June	800	600	33.3	1,949	891	118.7	2,749	1,491	84.4
July	748	640	16.9	1,889	854	121.2	2,637	1,494	76.5
August	707	599	18.0	2,032	989	105.5	2,739	1,588	72.5
September	646	625	3.4	2,096	998	110.0	2,742	1,623	68.9
October	630	621	1.4	2,062	1,072	92.4	2,692	1,693	59.0
November	642	687	-6.6	2,178	1,121	94.3	2,820	1,808	56.0

Table 21: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	6	-83.3	2	0	--	11	8	37.5	0	0	--	14	14	0.0
Northeast	0	1	-100.0	0	0	--	83	88	-5.7	0	0	--	83	89	-6.7
Northwest	1	0	--	0	2	-100.0	69	116	-40.5	1	1	0.0	71	119	-40.3
South Central	0	0	--	0	0	--	5	5	0.0	1	0	--	6	5	20.0
Southeast	1	1	0.0	1	0	--	87	69	26.1	0	0	--	89	70	27.1
Southwest	1	1	0.0	0	0	--	87	42	107.1	0	0	--	88	43	104.7
West	1	1	0.0	0	0	--	48	34	41.2	0	1	-100.0	49	36	36.1
Total Edmonton City	**5**	**10**	**-50.0**	**3**	**2**	**50.0**	**390**	**362**	**7.7**	**2**	**2**	**0.0**	**400**	**376**	**6.4**
Beaumont Town	1	1	0.0	0	0	--	21	19	10.5	0	0	--	22	20	10.0
Calmar Town	0	0	--	0	0	--	3	3	0.0	0	0	--	3	3	0.0
Devon Town	1	0	--	0	0	--	1	1	0.0	0	0	--	2	1	100.0
Fort Saskatchewan City	0	1	-100.0	1	1	0.0	27	62	-56.5	0	0	--	28	64	-56.3
Gibbons Town	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Leduc City	6	7	-14.3	0	1	-100.0	26	43	-39.5	0	0	--	32	51	-37.3
Leduc County	1	3	-66.7	0	0	--	9	3	200.0	0	0	--	10	6	66.7
Morinville Town	3	3	0.0	0	2	-100.0	9	2	350.0	0	0	--	12	7	71.4
Parkland County	0	3	-100.0	0	0	--	5	4	25.0	3	2	50.0	8	9	-11.1
Spruce Grove City	1	1	0.0	0	0	--	38	58	-34.5	0	0	--	39	59	-33.9
St. Albert City	6	7	-14.3	1	0	--	28	25	12.0	0	0	--	35	32	9.4
Stony Plain Town	3	2	50.0	0	0	--	19	19	0.0	1	1	0.0	23	22	4.5
Strathcona County	7	6	16.7	0	0	--	13	27	-51.9	0	0	--	20	33	-39.4
Sturgeon County	0	0	--	0	0	--	3	0	--	1	0	--	4	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	3	3	0.0	0	0	--	0	1	-100.0	0	0	--	3	4	-25.0
Total Rural	**33**	**37**	**-10.8**	**2**	**4**	**-50.0**	**202**	**267**	**-24.3**	**5**	**3**	**66.7**	**242**	**311**	**-22.2**
Grand Total	**38**	**47**	**-19.1**	**5**	**6**	**-16.7**	**592**	**629**	**-5.9**	**7**	**5**	**40.0**	**642**	**687**	**-6.6**

Table 22: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	45	37	21.6	6	4	50.0	768	466	64.8	3	7	-57.1	822	514	59.9
February	46	44	4.5	6	4	50.0	770	505	52.5	6	9	-33.3	828	562	47.3
March	41	48	-14.6	7	5	40.0	787	531	48.2	6	8	-25.0	841	592	42.1
April	42	46	-8.7	7	5	40.0	792	542	46.1	5	8	-37.5	846	601	40.8
May	50	41	22.0	8	6	33.3	816	553	47.6	7	8	-12.5	881	608	44.9
June	43	39	10.3	5	6	-16.7	744	547	36.0	8	8	0.0	800	600	33.3
July	39	35	11.4	8	5	60.0	694	591	17.4	7	9	-22.2	748	640	16.9
August	39	44	-11.4	8	7	14.3	655	542	20.8	5	6	-16.7	707	599	18.0
September	36	46	-21.7	8	8	0.0	597	565	5.7	5	6	-16.7	646	625	3.4
October	34	44	-22.7	8	7	14.3	582	566	2.8	6	4	50.0	630	621	1.4
November	38	47	-19.1	5	6	-16.7	592	629	-5.9	7	5	40.0	642	687	-6.6

Table 23: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	30	0	124	124	8	10	18	4	176
Northeast	40	0	20	20	2	2	4	3	67
Northwest	21	0	2	2	23	122	145	0	168
South Central	7	0	0	0	0	10	10	3	20
Southeast	54	0	0	0	53	201	254	19	327
Southwest	54	35	375	410	7	179	186	5	655
West	29	0	0	0	19	23	42	6	77
Total Edmonton City	**235**	**35**	**521**	**556**	**112**	**547**	**659**	**40**	**1,490**
Beaumont Town	7	0	0	0	0	3	3	3	13
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	34	6	8	14	4	0	4	4	56
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	7	2	76	78	11	0	11	16	112
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	19	19	0	0	0	0	21
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	52	30	9	39	5	45	50	12	153
St. Albert City	30	0	110	110	5	0	5	0	145
Stony Plain Town	14	0	46	46	5	0	5	3	68
Strathcona County	25	0	53	53	5	27	32	3	113
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	4	4	2	0	2	1	7
Total Rural	**171**	**38**	**325**	**363**	**37**	**75**	**112**	**42**	**688**
Grand Total	**406**	**73**	**846**	**919**	**149**	**622**	**771**	**82**	**2,178**

Table 24: Edmonton Metropolitan Area
Completed and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	481	46	252	298	46	341	387	67	1,233
February	500	46	584	630	47	323	370	72	1,572
March	531	47	936	983	64	303	367	71	1,952
April	529	53	1,065	1,118	66	344	410	64	2,121
May	508	86	860	946	100	344	444	68	1,966
June	480	78	804	882	129	405	534	53	1,949
July	443	99	624	723	153	476	629	94	1,889
August	429	82	716	798	153	555	708	97	2,032
September	410	73	828	901	163	543	706	79	2,096
October	412	60	780	840	159	569	728	82	2,062
November	406	73	846	919	149	622	771	82	2,178

Table 25: Edmonton Metropolitan Area
Unabsorbed Single-Detached Units by Zone and Months Since Completion: November 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	4	3	3	0	1	0	0	0	0	0	1	0	2	14
Northeast	18	8	7	3	6	3	3	2	3	10	2	0	18	83
Northwest	10	7	6	2	4	0	5	0	5	3	1	1	27	71
South Central	2	2	0	0	0	0	2	0	0	0	0	0	0	6
Southeast	12	10	7	10	7	5	6	0	1	1	9	0	21	89
Southwest	24	3	5	5	3	1	5	5	0	3	2	12	20	88
West	11	4	3	0	3	1	3	0	3	1	1	6	13	49
Total Edmonton City	**81**	**37**	**31**	**20**	**24**	**10**	**24**	**7**	**12**	**18**	**16**	**19**	**101**	**400**
Beaumont Town	3	2	0	0	2	1	2	3	1	1	0	0	7	22
Calmar Town	0	1	0	0	0	0	0	1	0	1	0	0	0	3
Devon Town	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City	3	0	1	2	1	0	3	1	1	3	0	1	12	28
Gibbons Town	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Leduc City	6	1	4	3	0	0	1	2	1	1	0	1	12	32
Leduc County	2	0	0	3	1	0	0	2	0	1	0	0	1	10
Morinville Town	2	0	1	1	1	0	1	1	2	0	0	0	3	12
Parkland County	2	0	0	0	0	1	0	0	0	1	0	1	3	8
Spruce Grove City	4	3	0	6	2	1	1	1	1	1	2	1	16	39
St. Albert City	2	7	8	2	1	1	1	1	2	3	0	0	7	35
Stony Plain Town	4	1	0	0	0	3	0	2	0	1	1	0	11	23
Strathcona County	3	0	3	0	1	0	3	0	0	2	0	0	8	20
Sturgeon County	0	0	1	0	0	0	0	0	0	1	0	2	0	4
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	1	0	0	0	0	0	0	0	0	0	2	3
Total Rural	**31**	**15**	**20**	**17**	**9**	**7**	**14**	**14**	**8**	**16**	**3**	**6**	**82**	**242**
Grand Total	**112**	**52**	**51**	**37**	**33**	**17**	**38**	**21**	**20**	**34**	**19**	**25**	**183**	**642**

Table 26: Edmonton Metropolitan Area
Unabsorbed Multiple Units by Zone and Months Since Completion: November 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	8	4	34	2	2	7	0	108	5	2	0	0	4	176
Northeast	8	5	16	2	5	4	5	7	3	0	0	1	11	67
Northwest	15	26	1	1	30	0	16	0	0	0	0	24	55	168
South Central	0	2	0	3	1	13	0	0	1	0	0	0	0	20
Southeast	110	13	8	14	86	21	15	17	2	0	4	2	35	327
Southwest	194	11	156	114	48	26	5	3	7	4	4	4	79	655
West	8	18	8	1	9	8	0	7	3	0	9	2	4	77
Total Edmonton City	**343**	**79**	**223**	**137**	**181**	**79**	**41**	**142**	**21**	**6**	**17**	**33**	**188**	**1,490**
Beaumont Town	0	5	0	0	3	2	0	1	0	0	0	2	0	13
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	5	7	11	6	8	4	2	1	2	1	0	9	56
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	8	80	0	4	10	0	1	0	2	6	0	0	1	112
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	19	0	0	0	0	0	2	0	0	21
Parkland County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spruce Grove City	7	32	10	4	40	6	6	0	4	2	2	0	40	153
St. Albert City	117	4	14	1	0	2	0	0	3	1	0	0	3	145
Stony Plain Town	4	2	1	46	5	0	0	1	1	0	0	0	8	68
Strathcona County	2	3	49	2	3	0	3	0	3	0	4	27	17	113
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	4	0	0	0	0	1	0	2	0	0	0	0	7
Total Rural	**138**	**135**	**81**	**68**	**86**	**18**	**15**	**4**	**16**	**11**	**9**	**29**	**78**	**688**
Grand Total	**481**	**214**	**304**	**205**	**267**	**97**	**56**	**146**	**37**	**17**	**26**	**62**	**266**	**2,178**

Table 27: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Zone and Price Range: November 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	4	5	1	0	4	14
Northeast	0	11	29	27	14	2	83
Northwest	0	9	9	31	17	5	71
South Central	0	0	0	2	2	2	6
Southeast	0	9	30	17	15	18	89
Southwest	1	15	10	29	14	19	88
West	0	7	11	19	5	7	49
Total Edmonton City	**1**	**55**	**94**	**126**	**67**	**57**	**400**
Beaumont Town	0	1	3	13	4	1	22
Calmar Town	0	3	0	0	0	0	3
Devon Town	0	0	0	2	0	0	2
Fort Saskatchewan City	0	2	12	8	4	2	28
Gibbons Town	0	1	0	0	0	0	1
Leduc City	0	8	12	4	3	5	32
Leduc County	0	0	0	0	2	8	10
Morinville Town	0	4	5	3	0	0	12
Parkland County	3	0	0	1	0	4	8
Spruce Grove City	0	15	10	6	5	3	39
St. Albert City	0	0	4	4	9	18	35
Stony Plain Town	0	3	12	3	0	5	23
Strathcona County	0	1	1	9	5	4	20
Sturgeon County	1	0	0	0	0	3	4
First Nations	0	0	0	0	0	0	0
Other Centres	0	1	1	0	1	0	3
Total Rural	**4**	**39**	**60**	**53**	**33**	**53**	**242**
Grand Total	**5**	**94**	**154**	**179**	**100**	**110**	**642**

Table 28: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2016

Month	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
January	4	83	237	274	123	101	822
February	6	85	221	276	129	111	828
March	5	107	227	271	123	108	841
April	5	105	239	275	119	103	846
May	7	110	252	274	126	112	881
June	4	93	216	250	119	118	800
July	3	88	194	238	115	110	748
August	3	91	180	218	110	105	707
September	4	89	162	194	98	99	646
October	6	79	158	186	99	102	630
November	5	94	154	179	100	110	642

Table 29a: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: November 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	0	1	4	1	4	10
Northeast	0	10	10	10	3	2	35
Northwest	0	4	11	7	4	2	28
South Central	0	0	1	5	0	2	8
Southeast	0	5	11	12	9	15	52
Southwest	0	12	25	19	11	9	76
West	0	10	15	19	3	4	51
Total Edmonton City	**0**	**41**	**74**	**76**	**31**	**38**	**260**
Beaumont Town	1	3	9	5	0	0	18
Calmar Town	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	7	3	1	1	15
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	2	4	5	4	0	15
Leduc County	0	0	2	0	0	3	5
Morinville Town	0	1	0	0	0	0	1
Parkland County	0	0	0	0	0	1	1
Spruce Grove City	0	3	6	6	2	1	18
St. Albert City	0	0	1	1	2	1	5
Stony Plain Town	0	2	2	1	0	1	6
Strathcona County	0	0	3	6	3	4	16
Sturgeon County	0	0	0	0	0	4	4
First Nations	0	0	0	0	0	0	0
Other Centres	0	3	1	0	0	0	4
Total Rural	**1**	**17**	**35**	**27**	**12**	**16**	**108**
Grand Total	**1**	**58**	**109**	**103**	**43**	**54**	**368**

Table 29b: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	3	8	40	21	8	28	108
Northeast	2	79	94	124	31	12	342
Northwest	1	43	128	168	69	34	443
South Central	0	3	10	27	12	32	84
Southeast	0	91	210	192	124	103	720
Southwest	0	121	216	259	112	189	897
West	1	68	196	187	67	73	592
Total Edmonton City	**7**	**413**	**894**	**978**	**423**	**471**	**3,186**
Beaumont Town	11	58	49	32	9	0	159
Calmar Town	1	11	0	0	0	0	12
Devon Town	0	1	1	0	0	0	2
Fort Saskatchewan City	0	20	73	27	7	5	132
Gibbons Town	0	1	0	0	0	0	1
Leduc City	1	59	91	30	15	6	202
Leduc County	11	10	21	20	14	27	103
Morinville Town	0	21	14	1	0	0	36
Parkland County	1	1	0	1	2	8	13
Spruce Grove City	0	28	80	38	19	14	179
St. Albert City	0	0	13	30	52	45	140
Stony Plain Town	1	7	23	10	4	8	53
Strathcona County	0	4	48	67	30	56	205
Sturgeon County	18	10	8	11	10	36	93
First Nations	0	0	0	0	0	0	0
Other Centres	4	11	1	0	2	1	19
Total Rural	**48**	**242**	**422**	**267**	**164**	**206**	**1,349**
Grand Total	**55**	**655**	**1,316**	**1,245**	**587**	**677**	**4,535**

Table 30a: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	10	10	0.0	18	12	50.0	28	22	27.3
Northeast	35	27	29.6	24	76	-68.4	59	103	-42.7
Northwest	28	61	-54.1	56	61	-8.2	84	122	-31.1
South Central	9	12	-25.0	14	18	-22.2	23	30	-23.3
Southeast	53	69	-23.2	87	316	-72.5	140	385	-63.6
Southwest	76	146	-47.9	104	233	-55.4	180	379	-52.5
West	51	97	-47.4	29	64	-54.7	80	161	-50.3
Total Edmonton City	**262**	**422**	**-37.9**	**332**	**780**	**-57.4**	**594**	**1,202**	**-50.6**
Beaumont Town	18	13	38.5	13	5	160.0	31	18	72.2
Calmar Town	0	0	--	1	0	--	1	0	--
Devon Town	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	15	20	-25.0	14	47	-70.2	29	67	-56.7
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	15	31	-51.6	43	12	258.3	58	43	34.9
Leduc County	13	19	-31.6	3	0	--	16	19	-15.8
Morinville Town	1	1	0.0	0	0	--	1	1	0.0
Parkland County	15	21	-28.6	0	2	-100.0	15	23	-34.8
Spruce Grove City	19	22	-13.6	29	28	3.6	48	50	-4.0
St. Albert City	5	10	-50.0	121	9	1,244.4	126	19	563.2
Stony Plain Town	7	10	-30.0	14	3	366.7	21	13	61.5
Strathcona County	16	29	-44.8	20	71	-71.8	36	100	-64.0
Sturgeon County	4	8	-50.0	0	0	--	4	8	-50.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	6	1	500.0	0	0	--	6	1	500.0
Total Rural	**134**	**186**	**-28.0**	**258**	**177**	**45.8**	**392**	**363**	**8.0**
Grand Total	**396**	**608**	**-34.9**	**590**	**957**	**-38.3**	**986**	**1,565**	**-37.0**

Table 30b: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	113	118	-4.2	1,282	323	296.9	1,395	441	216.3
Northeast	344	313	9.9	319	927	-65.6	663	1,240	-46.5
Northwest	445	838	-46.9	517	698	-25.9	962	1,536	-37.4
South Central	103	118	-12.7	248	232	6.9	351	350	0.3
Southeast	725	853	-15.0	942	1,405	-33.0	1,667	2,258	-26.2
Southwest	897	1,226	-26.8	2,396	2,369	1.1	3,293	3,595	-8.4
West	592	851	-30.4	824	590	39.7	1,416	1,441	-1.7
Total Edmonton City	**3,219**	**4,317**	**-25.4**	**6,528**	**6,544**	**-0.2**	**9,747**	**10,861**	**-10.3**
Beaumont Town	159	118	34.7	187	32	484.4	346	150	130.7
Calmar Town	12	21	-42.9	4	0	--	16	21	-23.8
Devon Town	2	7	-71.4	2	0	--	4	7	-42.9
Fort Saskatchewan City	132	210	-37.1	325	155	109.7	457	365	25.2
Gibbons Town	1	7	-85.7	0	0	--	1	7	-85.7
Leduc City	202	243	-16.9	290	251	15.5	492	494	-0.4
Leduc County	112	140	-20.0	7	0	--	119	140	-15.0
Morinville Town	36	62	-41.9	34	13	161.5	70	75	-6.7
Parkland County	135	151	-10.6	0	8	--	135	159	-15.1
Spruce Grove City	180	311	-42.1	440	414	6.3	620	725	-14.5
St. Albert City	142	180	-21.1	238	216	10.2	380	396	-4.0
Stony Plain Town	56	88	-36.4	145	74	95.9	201	162	24.1
Strathcona County	217	250	-13.2	306	388	-21.1	523	638	-18.0
Sturgeon County	99	116	-14.7	0	0	--	99	116	-14.7
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	25	23	8.7	5	2	150.0	30	25	20.0
Total Rural	**1,510**	**1,927**	**-21.6**	**1,983**	**1,553**	**27.7**	**3,493**	**3,480**	**0.4**
Grand Total	**4,729**	**6,244**	**-24.3**	**8,511**	**8,097**	**5.1**	**13,240**	**14,341**	**-7.7**

Table 31a: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	2	-100.0	0	0	--	10	8	25.0	0	0	--	10	10	0.0
Northeast	1	1	0.0	0	0	--	34	26	30.8	0	0	--	35	27	29.6
Northwest	1	0	--	2	3	-33.3	25	58	-56.9	0	0	--	28	61	-54.1
South Central	0	1	-100.0	0	0	--	8	11	-27.3	1	0	--	9	12	-25.0
Southeast	2	0	--	1	2	-50.0	50	67	-25.4	0	0	--	53	69	-23.2
Southwest	3	1	200.0	0	1	-100.0	73	142	-48.6	0	2	-100.0	76	146	-47.9
West	0	9	-100.0	0	1	-100.0	51	87	-41.4	0	0	--	51	97	-47.4
Total Edmonton City	**7**	**14**	**-50.0**	**3**	**7**	**-57.1**	**251**	**399**	**-37.1**	**1**	**2**	**-50.0**	**262**	**422**	**-37.9**
Beaumont Town	1	1	0.0	0	0	--	17	12	41.7	0	0	--	18	13	38.5
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Fort Saskatchewan City	0	3	-100.0	0	0	--	15	17	-11.8	0	0	--	15	20	-25.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	2	-100.0	0	0	--	15	29	-48.3	0	0	--	15	31	-51.6
Leduc County	4	8	-50.0	0	1	-100.0	4	4	0.0	5	6	-16.7	13	19	-31.6
Morinville Town	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
Parkland County	4	10	-60.0	0	0	--	6	4	50.0	5	7	-28.6	15	21	-28.6
Spruce Grove City	0	6	-100.0	0	0	--	19	16	18.8	0	0	--	19	22	-13.6
St. Albert City	0	1	-100.0	0	0	--	5	9	-44.4	0	0	--	5	10	-50.0
Stony Plain Town	0	2	-100.0	0	0	--	6	8	-25.0	1	0	--	7	10	-30.0
Strathcona County	2	4	-50.0	0	0	--	14	25	-44.0	0	0	--	16	29	-44.8
Sturgeon County	0	3	-100.0	0	0	--	4	4	0.0	0	1	-100.0	4	8	-50.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	3	1	200.0	1	0	--	2	0	--	0	0	--	6	1	500.0
Total Rural	**14**	**42**	**-66.7**	**1**	**1**	**0.0**	**108**	**129**	**-16.3**	**11**	**14**	**-21.4**	**134**	**186**	**-28.0**
Grand Total	**21**	**56**	**-62.5**	**4**	**8**	**-50.0**	**359**	**528**	**-32.0**	**12**	**16**	**-25.0**	**396**	**608**	**-34.9**

Table 31b: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	17	12	41.7	3	6	-50.0	90	93	-3.2	3	7	-57.1	113	118	-4.2
Northeast	8	6	33.3	3	5	-40.0	333	302	10.3	0	0	--	344	313	9.9
Northwest	10	11	-9.1	7	13	-46.2	427	811	-47.3	1	3	-66.7	445	838	-46.9
South Central	3	6	-50.0	2	0	--	84	106	-20.8	14	6	133.3	103	118	-12.7
Southeast	8	5	60.0	6	10	-40.0	710	838	-15.3	1	0	--	725	853	-15.0
Southwest	32	33	-3.0	3	2	50.0	858	1,186	-27.7	4	5	-20.0	897	1,226	-26.8
West	16	48	-66.7	2	1	100.0	569	801	-29.0	5	1	400.0	592	851	-30.4
Total Edmonton City	**94**	**121**	**-22.3**	**26**	**37**	**-29.7**	**3,071**	**4,137**	**-25.8**	**28**	**22**	**27.3**	**3,219**	**4,317**	**-25.4**
Beaumont Town	8	5	60.0	0	0	--	150	113	32.7	1	0	--	159	118	34.7
Calmar Town	0	1	-100.0	0	0	--	12	20	-40.0	0	0	--	12	21	-42.9
Devon Town	1	2	-50.0	0	0	--	1	5	-80.0	0	0	--	2	7	-71.4
Fort Saskatchewan City	9	22	-59.1	0	4	-100.0	121	184	-34.2	2	0	--	132	210	-37.1
Gibbons Town	0	0	--	0	2	-100.0	1	4	-75.0	0	1	-100.0	1	7	-85.7
Leduc City	12	18	-33.3	1	1	0.0	189	224	-15.6	0	0	--	202	243	-16.9
Leduc County	45	52	-13.5	1	1	0.0	50	60	-16.7	16	27	-40.7	112	140	-20.0
Morinville Town	3	8	-62.5	0	4	-100.0	33	50	-34.0	0	0	--	36	62	-41.9
Parkland County	47	83	-43.4	1	2	-50.0	58	31	87.1	29	35	-17.1	135	151	-10.6
Spruce Grove City	4	29	-86.2	1	0	--	175	281	-37.7	0	1	-100.0	180	311	-42.1
St. Albert City	24	25	-4.0	0	0	--	118	154	-23.4	0	1	-100.0	142	180	-21.1
Stony Plain Town	5	6	-16.7	0	0	--	50	67	-25.4	1	15	-93.3	56	88	-36.4
Strathcona County	43	50	-14.0	2	5	-60.0	171	192	-10.9	1	3	-66.7	217	250	-13.2
Sturgeon County	32	50	-36.0	0	0	--	41	51	-19.6	26	15	73.3	99	116	-14.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	10	15	-33.3	2	0	--	10	6	66.7	3	2	50.0	25	23	8.7
Total Rural	**243**	**366**	**-33.6**	**8**	**19**	**-57.9**	**1,180**	**1,442**	**-18.2**	**79**	**100**	**-21.0**	**1,510**	**1,927**	**-21.6**
Grand Total	**337**	**487**	**-30.8**	**34**	**56**	**-39.3**	**4,251**	**5,579**	**-23.8**	**107**	**122**	**-12.3**	**4,729**	**6,244**	**-24.3**

Table 32a: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	6	2	0	2	0	5	5	5	18
Northeast	15	0	9	9	0	0	0	0	24
Northwest	8	0	7	7	31	10	41	0	56
South Central	6	0	6	6	0	0	0	2	14
Southeast	29	0	0	0	21	30	51	7	87
Southwest	30	4	46	50	0	19	19	5	104
West	19	0	2	2	6	2	8	0	29
Total Edmonton City	**113**	**6**	**70**	**76**	**58**	**66**	**124**	**19**	**332**
Beaumont Town	3	0	0	0	0	5	5	5	13
Calmar Town	0	1	0	1	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	7	1	8	1	0	1	0	14
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	11	0	29	29	3	0	3	0	43
Leduc County	0	0	0	0	0	0	0	3	3
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	10	2	7	9	10	0	10	0	29
St. Albert City	1	7	110	117	3	0	3	0	121
Stony Plain Town	4	0	0	0	10	0	10	0	14
Strathcona County	11	0	9	9	0	0	0	0	20
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**45**	**17**	**156**	**173**	**27**	**5**	**32**	**8**	**258**
Grand Total	**158**	**23**	**226**	**249**	**85**	**71**	**156**	**27**	**590**

Table 32b: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	132	39	743	782	21	315	336	32	1,282
Northeast	138	3	162	165	8	7	15	1	319
Northwest	121	53	43	96	175	125	300	0	517
South Central	102	0	67	67	0	71	71	8	248
Southeast	336	0	25	25	162	335	497	84	942
Southwest	470	89	660	749	55	1,007	1,062	115	2,396
West	267	0	172	172	125	218	343	42	824
Total Edmonton City	**1,566**	**184**	**1,872**	**2,056**	**546**	**2,078**	**2,624**	**282**	**6,528**
Beaumont Town	35	65	63	128	0	5	5	19	187
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	127	85	88	173	18	0	18	7	325
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	59	22	174	196	10	0	10	25	290
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	14	0	17	17	0	3	3	0	34
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	175	6	136	142	30	51	81	42	440
St. Albert City	62	52	113	165	11	0	11	0	238
Stony Plain Town	39	0	80	80	20	0	20	6	145
Strathcona County	76	0	208	208	4	17	21	1	306
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	2	0	2	3	5
Total Rural	**593**	**234**	**879**	**1,113**	**95**	**76**	**171**	**106**	**1,983**
Grand Total	**2,159**	**418**	**2,751**	**3,169**	**641**	**2,154**	**2,795**	**388**	**8,511**

Table 33a: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: November 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	.	.	.	.	663,720	603,250	.	.	663,720	603,250
Northeast	392,000	392,000	.	.	497,091	483,625	.	.	494,088	468,250
Northwest	452,100	452,100	472,345	472,345	519,828	499,900	.	.	514,017	499,363
South Central	.	.	.	.	923,857	550,700	534,700	534,700	875,213	545,300
Southeast	418,000	418,000	500,000	500,000	633,817	595,720	.	.	627,093	585,480
Southwest	501,967	522,900	.	.	541,791	514,900	.	.	540,219	515,350
West	.	.	.	.	514,097	500,450	.	.	514,097	500,450
Total Edmonton City	**461,333**	**455,050**	**481,563**	**500,000**	**561,846**	**520,200**	**534,700**	**534,700**	**558,496**	**517,050**
Beaumont Town	449,900	449,900	.	.	464,763	486,000	.	.	463,938	485,450
Calmar Town	.	.	.	.	.	.	.	.	.	.
Devon Town	.	.	.	.	.	.	.	.	.	.
Fort Saskatchewan City	.	.	.	.	484,533	464,900	.	.	484,533	464,900
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	.	.	.	.	526,638	551,411	.	.	526,638	551,411
Leduc County	874,500	874,500	.	.	554,716	489,900	.	.	682,630	709,999
Morinville Town	.	.	.	.	389,999	389,999	.	.	389,999	389,999
Parkland County	.	.	.	.	1,200,000	1,200,000	.	.	1,200,000	1,200,000
Spruce Grove City	.	.	.	.	507,840	482,500	.	.	507,840	482,500
St. Albert City	.	.	.	.	602,798	629,750	.	.	602,798	629,750
Stony Plain Town	.	.	.	.	467,620	440,000	.	.	467,620	440,000
Strathcona County	829,000	829,000	.	.	658,505	534,650	.	.	679,817	542,500
Sturgeon County	.	.	.	.	895,000	920,000	.	.	895,000	920,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	370,000	370,000	301,602	301,602	375,000	375,000	.	.	354,151	355,000
Total Rural	**656,700**	**690,000**	**301,602**	**301,602**	**544,576**	**500,000**	.	.	**549,593**	**500,000**
Grand Total	**566,531**	**458,000**	**436,573**	**439,950**	**556,912**	**515,400**	**534,700**	**534,700**	**565,883**	**514,950**

Table 33b: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	439,474	447,600	391,100	395,699	758,432	537,850	2,061,500	2,061,500	722,153	514,300
Northeast	512,881	501,599	450,128	450,128	499,669	499,900	.	.	499,688	499,900
Northwest	522,530	475,000	511,450	505,900	542,931	529,900	516,500	516,500	541,913	529,850
South Central	456,750	456,750	594,300	594,300	774,024	615,650	925,636	614,350	787,460	609,350
Southeast	490,372	476,480	510,093	493,000	554,159	529,450	550,000	550,000	553,165	527,450
Southwest	609,989	540,610	649,633	690,000	649,892	534,550	1,599,800	559,000	652,703	534,900
West	493,044	480,100	688,150	688,150	581,324	517,600	551,040	556,000	579,043	517,400
Total Edmonton City	**527,759**	**492,450**	**529,122**	**500,000**	**589,271**	**528,950**	**1,011,215**	**589,000**	**590,599**	**528,000**
Beaumont Town	516,598	502,724	.	.	428,229	413,206	425,000	425,000	432,655	417,638
Calmar Town	.	.	.	.	347,393	345,951	.	.	347,393	345,951
Devon Town	361,924	361,924	.	.	426,111	426,111	.	.	394,018	394,018
Fort Saskatchewan City	553,433	499,000	.	.	473,930	460,000	467,500	467,500	479,253	462,000
Gibbons Town	.	.	.	.	369,000	369,000	.	.	369,000	369,000
Leduc City	615,900	619,407	498,113	498,113	454,200	428,400	.	.	464,023	446,456
Leduc County	551,172	501,009	451,000	451,000	651,268	671,900	306,969	288,315	574,109	561,399
Morinville Town	389,967	390,000	.	.	391,903	390,000	.	.	391,742	390,000
Parkland County	713,167	707,000	.	.	906,242	975,000	169,900	169,900	760,488	725,000
Spruce Grove City	605,849	634,950	382,729	382,729	501,826	475,000	.	.	503,485	475,000
St. Albert City	684,928	626,000	.	.	684,922	656,500	.	.	684,923	650,000
Stony Plain Town	1,064,847	789,900	.	.	491,927	465,000	.	.	545,976	475,000
Strathcona County	724,551	619,500	820,000	820,000	685,347	540,000	1,800,000	1,800,000	698,326	547,000
Sturgeon County	630,667	575,000	.	.	908,049	790,000	279,091	187,500	669,785	590,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	497,750	380,000	345,801	345,801	341,986	375,000	242,500	242,500	397,500	370,000
Total Rural	**630,333**	**569,838**	**473,907**	**420,500**	**544,635**	**490,000**	**333,964**	**216,518**	**550,173**	**496,386**
Grand Total	**596,630**	**539,400**	**518,436**	**497,700**	**577,291**	**519,850**	**611,021**	**450,805**	**578,574**	**519,900**

Table 34a: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	2	3	-33.3	15	1	1,400.0	17	4	325.0
Northeast	6	7	-14.3	14	6	133.3	20	13	53.8
Northwest	14	17	-17.6	14	6	133.3	28	23	21.7
South Central	1	2	-50.0	14	5	180.0	15	7	114.3
Southeast	9	9	0.0	21	49	-57.1	30	58	-48.3
Southwest	14	11	27.3	54	103	-47.6	68	114	-40.4
West	14	13	7.7	13	4	225.0	27	17	58.8
Total Edmonton City	**60**	**62**	**-3.2**	**145**	**174**	**-16.7**	**205**	**236**	**-13.1**
Beaumont Town	3	3	0.0	10	3	233.3	13	6	116.7
Calmar Town	0	0	--	1	0	--	1	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	8	9	-11.1	14	9	55.6	22	18	22.2
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	11	8	37.5	39	8	387.5	50	16	212.5
Leduc County	1	0	--	0	0	--	1	0	--
Morinville Town	1	1	0.0	0	0	--	1	1	0.0
Parkland County	1	2	-50.0	0	0	--	1	2	-50.0
Spruce Grove City	3	2	50.0	13	11	18.2	16	13	23.1
St. Albert City	2	3	-33.3	119	1	11800.0	121	4	2,925.0
Stony Plain Town	1	4	-75.0	10	1	900.0	11	5	120.0
Strathcona County	4	8	-50.0	10	7	42.9	14	15	-6.7
Sturgeon County	1	0	--	0	0	--	1	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	2	0	--	0	0	--	2	0	--
Total Rural	**38**	**40**	**-5.0**	**216**	**40**	**440.0**	**254**	**80**	**217.5**
Grand Total	**98**	**102**	**-3.9**	**361**	**214**	**68.7**	**459**	**316**	**45.3**

Table 34b: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	30	26	15.4	509	89	471.9	539	115	368.7
Northeast	130	76	71.1	162	224	-27.7	292	300	-2.7
Northwest	171	167	2.4	137	74	85.1	308	241	27.8
South Central	25	24	4.2	111	36	208.3	136	60	126.7
Southeast	178	123	44.7	214	243	-11.9	392	366	7.1
Southwest	237	187	26.7	669	355	88.5	906	542	67.2
West	148	152	-2.6	301	91	230.8	449	243	84.8
Total Edmonton City	**919**	**755**	**21.7**	**2,103**	**1,112**	**89.1**	**3,022**	**1,867**	**61.9**
Beaumont Town	27	31	-12.9	29	5	480.0	56	36	55.6
Calmar Town	7	2	250.0	4	0	--	11	2	450.0
Devon Town	0	0	--	2	0	--	2	0	--
Fort Saskatchewan City	76	87	-12.6	234	46	408.7	310	133	133.1
Gibbons Town	1	0	--	0	0	--	1	0	--
Leduc City	91	72	26.4	230	90	155.6	321	162	98.1
Leduc County	11	12	-8.3	0	0	--	11	12	-8.3
Morinville Town	16	11	45.5	28	2	1,300.0	44	13	238.5
Parkland County	7	16	-56.3	0	4	--	7	20	-65.0
Spruce Grove City	73	72	1.4	242	227	6.6	315	299	5.4
St. Albert City	53	59	-10.2	171	100	71.0	224	159	40.9
Stony Plain Town	29	25	16.0	90	45	100.0	119	70	70.0
Strathcona County	54	47	14.9	190	163	16.6	244	210	16.2
Sturgeon County	4	0	--	0	0	--	4	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	5	7	-28.6	2	0	--	7	7	0.0
Total Rural	**454**	**441**	**2.9**	**1,222**	**682**	**79.2**	**1,676**	**1,123**	**49.2**
Grand Total	**1,373**	**1,196**	**14.8**	**3,325**	**1,794**	**85.3**	**4,698**	**2,990**	**57.1**

Table 35a: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	0	--	2	3	-33.3	0	0	--	2	3	-33.3
Northeast	0	0	--	0	0	--	6	7	-14.3	0	0	--	6	7	-14.3
Northwest	0	0	--	2	1	100.0	12	16	-25.0	0	0	--	14	17	-17.6
South Central	0	0	--	0	0	--	1	2	-50.0	0	0	--	1	2	-50.0
Southeast	0	0	--	0	0	--	9	9	0.0	0	0	--	9	9	0.0
Southwest	0	0	--	0	0	--	14	11	27.3	0	0	--	14	11	27.3
West	0	2	-100.0	0	0	--	14	11	27.3	0	0	--	14	13	7.7
Total Edmonton City	**0**	**2**	**-100.0**	**2**	**1**	**100.0**	**58**	**59**	**-1.7**	**0**	**0**	**--**	**60**	**62**	**-3.2**
Beaumont Town	0	1	-100.0	0	0	--	3	2	50.0	0	0	--	3	3	0.0
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	1	-100.0	0	0	--	8	8	0.0	0	0	--	8	9	-11.1
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	0	--	0	0	--	11	8	37.5	0	0	--	11	8	37.5
Leduc County	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Morinville Town	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
Parkland County	0	0	--	0	0	--	1	1	0.0	0	1	-100.0	1	2	-50.0
Spruce Grove City	0	0	--	0	0	--	3	2	50.0	0	0	--	3	2	50.0
St. Albert City	0	1	-100.0	0	0	--	2	2	0.0	0	0	--	2	3	-33.3
Stony Plain Town	0	1	-100.0	0	0	--	1	3	-66.7	0	0	--	1	4	-75.0
Strathcona County	1	2	-50.0	0	0	--	3	6	-50.0	0	0	--	4	8	-50.0
Sturgeon County	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	0	--	1	0	--	0	0	--	0	0	--	2	0	--
Total Rural	**2**	**6**	**-66.7**	**1**	**0**	**--**	**35**	**33**	**6.1**	**0**	**1**	**-100.0**	**38**	**40**	**-5.0**
Grand Total	**2**	**8**	**-75.0**	**3**	**1**	**200.0**	**93**	**92**	**1.1**	**0**	**1**	**-100.0**	**98**	**102**	**-3.9**

Table 35b: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	7	1	600.0	0	1	-100.0	23	19	21.1	0	5	-100.0	30	26	15.4
Northeast	1	0	--	0	0	--	129	76	69.7	0	0	--	130	76	71.1
Northwest	0	4	-100.0	4	2	100.0	167	161	3.7	0	0	--	171	167	2.4
South Central	2	0	--	1	0	--	20	24	-16.7	2	0	--	25	24	4.2
Southeast	0	1	-100.0	0	1	-100.0	178	121	47.1	0	0	--	178	123	44.7
Southwest	4	6	-33.3	0	0	--	232	181	28.2	1	0	--	237	187	26.7
West	4	10	-60.0	0	0	--	144	142	1.4	0	0	--	148	152	-2.6
Total Edmonton City	**18**	**22**	**-18.2**	**5**	**4**	**25.0**	**893**	**724**	**23.3**	**3**	**5**	**-40.0**	**919**	**755**	**21.7**
Beaumont Town	1	1	0.0	0	0	--	26	30	-13.3	0	0	--	27	31	-12.9
Calmar Town	0	0	--	0	0	--	7	2	250.0	0	0	--	7	2	250.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	1	3	-66.7	0	1	-100.0	73	83	-12.0	2	0	--	76	87	-12.6
Gibbons Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Leduc City	4	4	0.0	1	0	--	86	68	26.5	0	0	--	91	72	26.4
Leduc County	3	4	-25.0	0	0	--	8	7	14.3	0	1	-100.0	11	12	-8.3
Morinville Town	1	0	--	0	0	--	15	11	36.4	0	0	--	16	11	45.5
Parkland County	4	6	-33.3	0	0	--	2	6	-66.7	1	4	-75.0	7	16	-56.3
Spruce Grove City	0	10	-100.0	0	0	--	73	62	17.7	0	0	--	73	72	1.4
St. Albert City	5	10	-50.0	0	0	--	48	48	0.0	0	1	-100.0	53	59	-10.2
Stony Plain Town	2	2	0.0	0	0	--	27	19	42.1	0	4	-100.0	29	25	16.0
Strathcona County	8	9	-11.1	0	1	-100.0	46	37	24.3	0	0	--	54	47	14.9
Sturgeon County	1	0	--	0	0	--	2	0	--	1	0	--	4	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	6	-66.7	1	0	--	2	1	100.0	0	0	--	5	7	-28.6
Total Rural	**32**	**55**	**-41.8**	**2**	**2**	**0.0**	**416**	**374**	**11.2**	**4**	**10**	**-60.0**	**454**	**441**	**2.9**
Grand Total	**50**	**77**	**-35.1**	**7**	**6**	**16.7**	**1,309**	**1,098**	**19.2**	**7**	**15**	**-53.3**	**1,373**	**1,196**	**14.8**

Table 36a: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	6	2	0	2	0	5	5	2	15
Northeast	5	0	9	9	0	0	0	0	14
Northwest	4	0	7	7	3	0	3	0	14
South Central	6	0	6	6	0	0	0	2	14
Southeast	6	0	0	0	3	7	10	5	21
Southwest	15	2	17	19	0	19	19	1	54
West	3	0	2	2	6	2	8	0	13
Total Edmonton City	**45**	**4**	**41**	**45**	**12**	**33**	**45**	**10**	**145**
Beaumont Town	3	0	0	0	0	5	5	2	10
Calmar Town	0	1	0	1	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	7	1	8	1	0	1	0	14
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	7	0	29	29	3	0	3	0	39
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	4	2	7	9	0	0	0	0	13
St. Albert City	1	7	110	117	1	0	1	0	119
Stony Plain Town	3	0	0	0	7	0	7	0	10
Strathcona County	1	0	9	9	0	0	0	0	10
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**24**	**17**	**156**	**173**	**12**	**5**	**17**	**2**	**216**
Grand Total	**69**	**21**	**197**	**218**	**24**	**38**	**62**	**12**	**361**

Table 36b: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	74	16	383	399	0	14	14	22	509
Northeast	62	3	88	91	2	7	9	0	162
Northwest	45	20	43	63	11	18	29	0	137
South Central	71	0	29	29	0	8	8	3	111
Southeast	110	0	25	25	26	26	52	27	214
Southwest	182	29	327	356	6	92	98	33	669
West	91	0	162	162	20	15	35	13	301
Total Edmonton City	**635**	**68**	**1,057**	**1,125**	**65**	**180**	**245**	**98**	**2,103**
Beaumont Town	13	1	0	1	0	5	5	10	29
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	90	75	60	135	5	0	5	4	234
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	36	20	156	176	3	0	3	15	230
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	11	0	17	17	0	0	0	0	28
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	76	5	129	134	8	7	15	17	242
St. Albert City	28	29	113	142	1	0	1	0	171
Stony Plain Town	26	0	46	46	12	0	12	6	90
Strathcona County	34	0	136	136	3	17	20	0	190
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	2	0	2	0	2
Total Rural	**316**	**134**	**657**	**791**	**34**	**29**	**63**	**52**	**1,222**
Grand Total	**951**	**202**	**1,714**	**1,916**	**99**	**209**	**308**	**150**	**3,325**

Table 37a: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: November 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	8	7	14.3	3	11	-72.7	11	18	-38.9
Northeast	29	20	45.0	10	70	-85.7	39	90	-56.7
Northwest	13	44	-70.5	42	55	-23.6	55	99	-44.4
South Central	8	10	-20.0	0	13	-100.0	8	23	-65.2
Southeast	44	60	-26.7	66	267	-75.3	110	327	-66.4
Southwest	62	135	-54.1	50	130	-61.5	112	265	-57.7
West	37	84	-56.0	16	60	-73.3	53	144	-63.2
Total Edmonton City	**201**	**360**	**-44.2**	**187**	**606**	**-69.1**	**388**	**966**	**-59.8**
Beaumont Town	15	10	50.0	0	2	-100.0	15	12	25.0
Calmar Town	0	0	--	0	0	--	0	0	--
Devon Town	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	7	11	-36.4	0	38	-100.0	7	49	-85.7
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	4	23	-82.6	4	4	0.0	8	27	-70.4
Leduc County	12	19	-36.8	3	0	--	15	19	-21.1
Morinville Town	0	0	--	0	0	--	0	0	--
Parkland County	14	19	-26.3	0	2	-100.0	14	21	-33.3
Spruce Grove City	16	20	-20.0	15	17	-11.8	31	37	-16.2
St. Albert City	3	7	-57.1	2	8	-75.0	5	15	-66.7
Stony Plain Town	6	6	0.0	4	2	100.0	10	8	25.0
Strathcona County	11	21	-47.6	10	64	-84.4	21	85	-75.3
Sturgeon County	3	8	-62.5	0	0	--	3	8	-62.5
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	4	1	300.0	0	0	--	4	1	300.0
Total Rural	**95**	**146**	**-34.9**	**38**	**137**	**-72.3**	**133**	**283**	**-53.0**
Grand Total	**296**	**506**	**-41.5**	**225**	**743**	**-69.7**	**521**	**1,249**	**-58.3**

Table 37b: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	81	92	-12.0	773	234	230.3	854	326	162.0
Northeast	210	237	-11.4	157	703	-77.7	367	940	-61.0
Northwest	272	671	-59.5	379	624	-39.3	651	1,295	-49.7
South Central	77	94	-18.1	137	196	-30.1	214	290	-26.2
Southeast	545	730	-25.3	728	1,162	-37.3	1,273	1,892	-32.7
Southwest	660	1,039	-36.5	1,727	2,014	-14.3	2,387	3,053	-21.8
West	444	699	-36.5	523	499	4.8	967	1,198	-19.3
Total Edmonton City	**2,289**	**3,562**	**-35.7**	**4,424**	**5,432**	**-18.6**	**6,713**	**8,994**	**-25.4**
Beaumont Town	132	87	51.7	155	27	474.1	287	114	151.8
Calmar Town	5	19	-73.7	0	0	--	5	19	-73.7
Devon Town	1	7	-85.7	0	0	--	1	7	-85.7
Fort Saskatchewan City	51	123	-58.5	91	109	-16.5	142	232	-38.8
Gibbons Town	0	7	-100.0	0	0	--	0	7	-100.0
Leduc City	109	171	-36.3	59	161	-63.4	168	332	-49.4
Leduc County	101	128	-21.1	7	0	--	108	128	-15.6
Morinville Town	20	51	-60.8	6	11	-45.5	26	62	-58.1
Parkland County	128	135	-5.2	0	4	--	128	139	-7.9
Spruce Grove City	106	239	-55.6	195	187	4.3	301	426	-29.3
St. Albert City	88	121	-27.3	66	116	-43.1	154	237	-35.0
Stony Plain Town	27	63	-57.1	55	29	89.7	82	92	-10.9
Strathcona County	162	203	-20.2	115	225	-48.9	277	428	-35.3
Sturgeon County	95	116	-18.1	0	0	--	95	116	-18.1
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	20	16	25.0	3	2	50.0	23	18	27.8
Total Rural	**1,045**	**1,486**	**-29.7**	**752**	**871**	**-13.7**	**1,797**	**2,357**	**-23.8**
Grand Total	**3,334**	**5,048**	**-34.0**	**5,176**	**6,303**	**-17.9**	**8,510**	**11,351**	**-25.0**

Table 38a: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: November 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	2	-100.0	0	0	--	8	5	60.0	0	0	--	8	7	14.3
Northeast	1	1	0.0	0	0	--	28	19	47.4	0	0	--	29	20	45.0
Northwest	1	0	--	0	2	-100.0	12	42	-71.4	0	0	--	13	44	-70.5
South Central	0	1	-100.0	0	0	--	7	9	-22.2	1	0	--	8	10	-20.0
Southeast	2	0	--	1	2	-50.0	41	58	-29.3	0	0	--	44	60	-26.7
Southwest	3	1	200.0	0	1	-100.0	59	131	-55.0	0	2	-100.0	62	135	-54.1
West	0	7	-100.0	0	1	-100.0	37	76	-51.3	0	0	--	37	84	-56.0
Total Edmonton City	**7**	**12**	**-41.7**	**1**	**6**	**-83.3**	**192**	**340**	**-43.5**	**1**	**2**	**-50.0**	**201**	**360**	**-44.2**
Beaumont Town	1	0	--	0	0	--	14	10	40.0	0	0	--	15	10	50.0
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Fort Saskatchewan City	0	2	-100.0	0	0	--	7	9	-22.2	0	0	--	7	11	-36.4
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	2	-100.0	0	0	--	4	21	-81.0	0	0	--	4	23	-82.6
Leduc County	4	8	-50.0	0	1	-100.0	3	4	-25.0	5	6	-16.7	12	19	-36.8
Morinville Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Parkland County	4	10	-60.0	0	0	--	5	3	66.7	5	6	-16.7	14	19	-26.3
Spruce Grove City	0	6	-100.0	0	0	--	16	14	14.3	0	0	--	16	20	-20.0
St. Albert City	0	0	--	0	0	--	3	7	-57.1	0	0	--	3	7	-57.1
Stony Plain Town	0	1	-100.0	0	0	--	5	5	0.0	1	0	--	6	6	0.0
Strathcona County	1	2	-50.0	0	0	--	10	19	-47.4	0	0	--	11	21	-47.6
Sturgeon County	0	3	-100.0	0	0	--	3	4	-25.0	0	1	-100.0	3	8	-62.5
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	1	100.0	0	0	--	2	0	--	0	0	--	4	1	300.0
Total Rural	**12**	**36**	**-66.7**	**0**	**1**	**-100.0**	**72**	**96**	**-25.0**	**11**	**13**	**-15.4**	**95**	**146**	**-34.9**
Grand Total	**19**	**48**	**-60.4**	**1**	**7**	**-85.7**	**264**	**436**	**-39.4**	**12**	**15**	**-20.0**	**296**	**506**	**-41.5**

Table 38b: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	8	11	-27.3	3	5	-40.0	67	74	-9.5	3	2	50.0	81	92	-12.0
Northeast	7	6	16.7	3	5	-40.0	200	226	-11.5	0	0	--	210	237	-11.4
Northwest	10	7	42.9	3	11	-72.7	258	650	-60.3	1	3	-66.7	272	671	-59.5
South Central	1	6	-83.3	1	0	--	63	82	-23.2	12	6	100.0	77	94	-18.1
Southeast	8	4	100.0	6	9	-33.3	530	717	-26.1	1	0	--	545	730	-25.3
Southwest	28	27	3.7	3	2	50.0	626	1,005	-37.7	3	5	-40.0	660	1,039	-36.5
West	12	38	-68.4	2	1	100.0	425	659	-35.5	5	1	400.0	444	699	-36.5
Total Edmonton City	**74**	**99**	**-25.3**	**21**	**33**	**-36.4**	**2,169**	**3,413**	**-36.4**	**25**	**17**	**47.1**	**2,289**	**3,562**	**-35.7**
Beaumont Town	7	4	75.0	0	0	--	124	83	49.4	1	0	--	132	87	51.7
Calmar Town	0	1	-100.0	0	0	--	5	18	-72.2	0	0	--	5	19	-73.7
Devon Town	1	2	-50.0	0	0	--	0	5	-100.0	0	0	--	1	7	-85.7
Fort Saskatchewan City	8	19	-57.9	0	3	-100.0	43	101	-57.4	0	0	--	51	123	-58.5
Gibbons Town	0	0	--	0	2	-100.0	0	4	-100.0	0	1	-100.0	0	7	-100.0
Leduc City	8	14	-42.9	0	1	-100.0	101	156	-35.3	0	0	--	109	171	-36.3
Leduc County	42	48	-12.5	1	1	0.0	42	53	-20.8	16	26	-38.5	101	128	-21.1
Morinville Town	2	8	-75.0	0	4	-100.0	18	39	-53.8	0	0	--	20	51	-60.8
Parkland County	43	77	-44.2	1	2	-50.0	56	25	124.0	28	31	-9.7	128	135	-5.2
Spruce Grove City	4	19	-78.9	1	0	--	101	219	-53.9	0	1	-100.0	106	239	-55.6
St. Albert City	18	15	20.0	0	0	--	70	106	-34.0	0	0	--	88	121	-27.3
Stony Plain Town	3	4	-25.0	0	0	--	23	48	-52.1	1	11	-90.9	27	63	-57.1
Strathcona County	35	41	-14.6	2	4	-50.0	124	155	-20.0	1	3	-66.7	162	203	-20.2
Sturgeon County	31	50	-38.0	0	0	--	39	51	-23.5	25	15	66.7	95	116	-18.1
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	8	9	-11.1	1	0	--	8	5	60.0	3	2	50.0	20	16	25.0
Total Rural	**210**	**311**	**-32.5**	**6**	**17**	**-64.7**	**754**	**1,068**	**-29.4**	**75**	**90**	**-16.7**	**1,045**	**1,486**	**-29.7**
Grand Total	**284**	**410**	**-30.7**	**27**	**50**	**-46.0**	**2,923**	**4,481**	**-34.8**	**100**	**107**	**-6.5**	**3,334**	**5,048**	**-34.0**

Table 39a: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: November 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	0	0	0	0	0	0	0	3	3
Northeast	10	0	0	0	0	0	0	0	10
Northwest	4	0	0	0	28	10	38	0	42
South Central	0	0	0	0	0	0	0	0	0
Southeast	23	0	0	0	18	23	41	2	66
Southwest	15	2	29	31	0	0	0	4	50
West	16	0	0	0	0	0	0	0	16
Total Edmonton City	**68**	**2**	**29**	**31**	**46**	**33**	**79**	**9**	**187**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0	4
Leduc County	0	0	0	0	0	0	0	3	3
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	5	0	0	0	10	0	10	0	15
St. Albert City	0	0	0	0	2	0	2	0	2
Stony Plain Town	1	0	0	0	3	0	3	0	4
Strathcona County	10	0	0	0	0	0	0	0	10
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**20**	**0**	**0**	**0**	**15**	**0**	**15**	**3**	**38**
Grand Total	**88**	**2**	**29**	**31**	**61**	**33**	**94**	**12**	**225**

Table 39b: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	58	23	360	383	21	301	322	10	773
Northeast	76	0	74	74	6	0	6	1	157
Northwest	75	33	0	33	164	107	271	0	379
South Central	31	0	38	38	0	63	63	5	137
Southeast	226	0	0	0	136	309	445	57	728
Southwest	288	60	333	393	49	915	964	82	1,727
West	176	0	10	10	105	203	308	29	523
Total Edmonton City	**930**	**116**	**815**	**931**	**481**	**1,898**	**2,379**	**184**	**4,424**
Beaumont Town	22	64	63	127	0	0	0	6	155
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	37	10	28	38	13	0	13	3	91
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	22	2	18	20	7	0	7	10	59
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	3	0	0	0	0	3	3	0	6
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	96	1	7	8	22	44	66	25	195
St. Albert City	33	23	0	23	10	0	10	0	66
Stony Plain Town	13	0	34	34	8	0	8	0	55
Strathcona County	41	0	72	72	1	0	1	1	115
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	3	3
Total Rural	**271**	**100**	**222**	**322**	**61**	**47**	**108**	**51**	**752**
Grand Total	**1,201**	**216**	**1,037**	**1,253**	**542**	**1,945**	**2,487**	**235**	**5,176**

Table 40: Edmonton Metropolitan Area
Percent Absorbed at Completion by Zone: November 2016

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	66.7	27.3	47.8
Northeast	61.7	55.6	60.0
Northwest	56.5	73.7	68.8
South Central	80.0	0	80.0
Southeast	78.6	37.5	47.4
Southwest	72.1	20.5	33.9
West	77.1	66.7	73.6
Total Edmonton City	**71.3**	**35.3**	**47.8**
Beaumont Town	83.3	0	83.3
Calmar Town	0	0	0
Devon Town	0	0	0
Fort Saskatchewan City	70.0	0	70.0
Gibbons Town	0	0	0
Leduc City	40.0	33.3	36.4
Leduc County	85.7	100.0	88.2
Morinville Town	0.0	0	0.0
Parkland County	87.5	0	87.5
Spruce Grove City	80.0	68.2	73.8
St. Albert City	60.0	1.7	4.0
Stony Plain Town	60.0	50.0	55.6
Strathcona County	78.6	83.3	80.8
Sturgeon County	100.0	0	100.0
First Nations	0	0	0
Other Centres	100.0	0	100.0
Total Rural	**75.4**	**21.6**	**44.0**
Grand Total	**72.5**	**31.9**	**46.8**

Table 41: Alberta Centres with Population of 50,000+
Housing Starts

November 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	346	329	5.2	399	1,039	-61.6	745	1,368	-45.5
Edmonton	436	409	6.6	550	1,312	-58.1	986	1,721	-42.7
Grande Prairie	19	10	90.0	4	6	-33.3	23	16	43.8
Lethbridge	77	39	97.4	23	4	475.0	100	43	132.6
Medicine Hat	9	9	0.0	4	0	--	13	9	44.4
Red Deer	10	22	-54.5	2	3	-33.3	12	25	-52.0
Wood Buffalo	18	13	38.5	2	0	--	20	13	53.8

Table 42: Alberta Centres with Population of 50,000+
Housing Starts: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	3,195	3,826	-16.5	5,075	8,451	-39.9	8,270	12,277	-32.6
Edmonton	3,926	5,424	-27.6	5,398	10,903	-50.5	9,324	16,327	-42.9
Grande Prairie	105	99	6.1	122	244	-50.0	227	343	-33.8
Lethbridge	436	507	-14.0	165	258	-36.0	601	765	-21.4
Medicine Hat	97	140	-30.7	57	40	42.5	154	180	-14.4
Red Deer	137	231	-40.7	208	364	-42.9	345	595	-42.0
Wood Buffalo	49	72	-31.9	34	119	-71.4	83	191	-56.5

Table 43: Alberta Centres with Population of 50,000+
Housing Completions

November 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	475	427	11.2	1,012	1,026	-1.4	1,487	1,453	2.3
Edmonton	408	674	-39.5	706	1,021	-30.9	1,114	1,695	-34.3
Grande Prairie	14	11	27.3	11	4	175.0	25	15	66.7
Lethbridge	81	60	35.0	36	13	176.9	117	73	60.3
Medicine Hat	11	12	-8.3	4	15	-73.3	15	27	-44.4
Red Deer	28	23	21.7	17	110	-84.5	45	133	-66.2
Wood Buffalo	3	5	-40.0	0	6	-100.0	3	11	-72.7

Table 44: Alberta Centres with Population of 50,000+
Housing Completions: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	3,392	5,034	-32.6	9,152	8,495	7.7	12,544	13,529	-7.3
Edmonton	4,600	6,408	-28.2	9,553	8,760	9.1	14,153	15,168	-6.7
Grande Prairie	99	261	-62.1	300	284	5.6	399	545	-26.8
Lethbridge	602	472	27.5	265	123	115.4	867	595	45.7
Medicine Hat	129	173	-25.4	49	65	-24.6	178	238	-25.2
Red Deer	164	332	-50.6	206	308	-33.1	370	640	-42.2
Wood Buffalo	30	200	-85.0	110	415	-73.5	140	615	-77.2

Table 45: Alberta Centres with Population of 50,000+
Housing Under Construction

November 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	2,161	2,450	-11.8	7,314	11,587	-36.9	9,475	14,037	-32.5
Edmonton	2,672	3,709	-28.0	7,368	11,834	-37.7	10,040	15,543	-35.4
Grande Prairie	94	100	-6.0	76	254	-70.1	170	354	-52.0
Lethbridge	271	402	-32.6	168	260	-35.4	439	662	-33.7
Medicine Hat	47	84	-44.0	47	32	46.9	94	116	-19.0
Red Deer	75	110	-31.8	243	258	-5.8	318	368	-13.6
Wood Buffalo	44	35	25.7	186	264	-29.5	230	299	-23.1

Edmonton Area

Edmonton Census Metropolitan Area

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The "intended market" is the tenure in which the unit is being marketed. This includes the following categories:

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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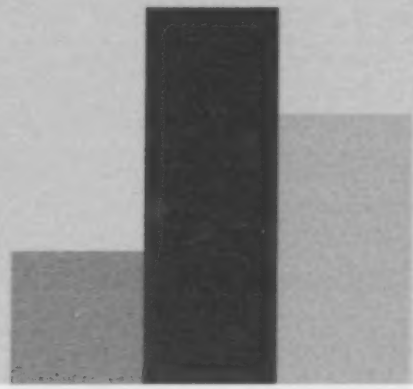

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